

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2016/0511	Your Ref:	KH/P/2016/0511
Date:	6 TH June 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: First Floor 40 – 42 Regent Street, Wrexham.

Development: Change of use of first floor office to 3 no. apartments.

I refer to your consultation dated 06/06/2016 in respect of the above.

The proposed development site is located on the corner of Duke Street (unclassified) and Regent Street (classified) in Wrexham Town Centre. Both streets are subject to a 30mph speed limit.

Although there is no parking provision proposed for the development site, the proposed apartments are in a highly sustainable location. I assume that the lack of parking provision with the proposed apartments is likely to appeal to those people who do not own a car.

The potential for on-street parking problems in this area as a result of this development is low given the existing traffic regulation orders in place.

Based on LPGN 16 requirements, the existing offices (assumed Class A2 – Financial & Professional Services – 250m² gfa) would have required a maximum of 13 parking spaces. In comparison, the proposed residential units would require a maximum of 7 parking spaces. The proposed development will in theory result in reduced parking demand at the development site compared with its previous use.

I would therefore advise you that I do not have any objections to the proposed development on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Peter Dornwald

pp. Service Manager Environment