

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2016/0847	Your Ref:	MP/P/2016/0847
Date:	15 th September 2016		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 336 501 The Black Horse Inn, 10 – 11A Yorke Street, Wrexham.
Development: External alterations, new first floor extension and terrace and installation of new extract ductwork.

I refer to your consultation dated 13/09/2016 in respect of the above.

The proposed development site is located on the corner of Yorke Street and Eagles Meadow . There is an existing access (approximately 3.5m wide) located off Eagles Meadow which I assume will remain as existing.

This section of Yorke Street / Eagles Meadow is subject to a Traffic Regulation Order which prohibits parking, loading and unloading.

There would currently appear to be parking for up to 4 no. cars off the existing access which I assume is restricted to staff use. There is currently limited turning space within the existing parking area. The proposed development would appear to reduce the number of parking spaces to 3 no. with turning space remaining limited.

However, the proposed development site is located in Wrexham Town Centre and is considered to be in a highly sustainable location. In addition to the bus service which serves this area of the town, there are a number of car parks in close proximity which include the Peoples Market, St. Georges Crescent and Eagles Meadow.

I would therefore have no 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 Wank

W Service Manager Environment