

MEMORANDUM



From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2016/0224	Your Ref:	SEH/P/2016/0224
Date:	19 TH April 2016		

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

Location: O. S Grid Ref: 334 504 10 Argyle Street, Wrexham.

Development: Change of use of 1st & 2nd Floors to 4 no. Self-Contained Apartments. New Access Door and Stairs, Associated Works to Elevation(s) including New Shop Front to Ground Floor.

I refer to your consultation dated 12/04/2016 in respect of the above.

The proposed development site is located on Argyle Street in Wrexham Town Centre. This area forms part of the pedestrianised zone within the town centre.

Although there is no parking provision proposed for the residential units, 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. There would appear to be an existing single off-road parking space alongside the existing shop unit which I assume will remain.

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 this area.

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 Owen-Waite

ln

Service Manager Environment