

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2016/0308	Your Ref:	MP/P/2016/0308
Date:	8 TH April 2016		

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

Location: O. S Grid Ref: 336 502 2A Chester Street, Wrexham.

Development: Change of use and conversion of two office units into three residential units.

I refer to your consultation dated 05/04/2016 in respect of the above.

The proposed development site is located off Chester 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 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 this area.

Based on LPGN 16 requirements, the existing offices would have required a maximum of 6 parking spaces. In comparison, the proposed residential units would require a maximum of 5 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.


Service Manager Environment