

MEMORANDUM

From: Service Manager - Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2012/0047

Your Ref: SEH/P/2012/0047

Date: 31st January 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 502 Land adjacent to and West of The Mitre Vaults, Pentrefelin, Wrexham.

Development: Erection of new 4 storey building to provide student accommodation.

I refer to your consultation dated 24/01/2011 in respect of the above.

The proposed development site is located on Pentrefelin which is a classified road subject to a 30mph speed limit.

There would appear to be 2 no. existing accesses serving the existing car park off both Pentrefelin and Brewery Place. Previous planning consent ref: P/2011/0797 included a condition to widen the existing access onto Pentrefelin to serve the previously approved development of 14 no. student flats prior to commencement of the works. However, I understand that these flats are now occupied but the proposed improvements to the existing access onto Pentrefelin have not been implemented. I also understand that this development required the provision of 7no. parking spaces within the former public house car park. The required resurfacing and marking out of the car park has also not been implemented despite the student flats being fully occupied.

However, it would appear that it is now proposed to access the site via the existing 6.6m wide access to the rear of the site onto Brewery Place to serve an additional 20 no. student flats. This access could potentially have had a significant previous traffic generation relating to the former public house and I would therefore have no objections to this access being used to serve such a development.

I understand that the proposed development is for 20 no. student bedrooms which are to be built on the former public house car park with undercroft parking. Such a development would normally require a maximum of 1 no. parking space per 2 bedspaces in accordance with LPGN 16. This would equate to the provision of a maximum of 10 no. additional parking spaces.

Both Pentrefelin and Brewery Place are subject to a traffic regulation order imposing no waiting / no loading at any time. However, there are a limited number of 30 minute waiting bays along the eastern side of Brewery Place with similar limited provision further along Brook Street. However, these spaces are already heavily used by existing shop owners / customers / members of public. There are a number of car parks nearby including St. Giles and Island Green. However, St Giles is only a short stay car park and I understand that Island Green is relatively expensive for those wishing to park for long periods of time.

This area of Wrexham Town Centre already suffers from significant on-street parking problems particularly along Lea Road, Bellevue Road and Jubilee Road. It is considered that without adequate parking provision, the proposed development will exacerbate this existing problem

The proposed development would therefore require a maximum of 10 no. spaces in addition to the 7 no. spaces already required by the existing 14 no. student flats. This equates to the requirement of a total of 17 no. spaces. The proposed parking space no. 12 is considered unacceptable given the proposed location of the access on the junction of Brewery Place / Pentrefelin. There would only therefore appear to be 11 no. spaces proposed which is considered inadequate for a development of this nature in this location.

Given the lack of parking provision at the development site, it is considered that the proposed development will result in indiscriminate parking / waiting in this location which would be incompatible with through traffic interests and a potential source of danger to road users and pedestrians.

The submitted Design & Access Statement states that the 14 no. student flats previously approved (ref: P/2011/0797) are now occupied and of the 7 no. parking spaces provided, only 2 spaces have been used during the academic year 2011 / 2012. However, during my site visit on 26/01/2012 I observed a total of 9 cars in the car park (7 in the student car park and 2 in the designated spaces for the existing businesses adjoining the site). This would suggest that the previously approved flats do require the approved 7 no. parking spaces.

I would therefore recommend that the application be **REFUSED** for the following reasons:-

1. **The proposed development does not make adequate provision for the parking of vehicles clear of the public highway.**
2. **The establishment of such a development in this location would be incompatible with through traffic interests and a potential source of danger to road users and pedestrians.**

Peter Downhalls

P.P. Service Manager - Environment