

MEMORANDUM

From:	Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	TH/DC/PP/2011/0795	Your Ref:	MP/P/2011/0795
Date:	7 TH November 2011		

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

Location: O. S Grid Ref: 337 502 37 St. Georges Crescent, Wrexham.

Development: Change of use from A1 retail to mixed use premises incorporating an A1 (Retail) use as well as A3 (café / Takeaway) use.

I refer to your consultation dated 01/11/2011 in respect of the above.

The proposed development site is located on St. Georges Crescent which is a classified road subject to a 30mph speed limit. A one way system operates along this section of St. Georges Crescent permitting flows in the westerly direction only.

This section of St. Georges Crescent is subject to a traffic regulation order prohibiting waiting / loading & unloading. The development site itself is fronted by a small public car park which permits free short stay parking for up to 1 hour. There are a number of other car parks in close proximity to the site including The Peoples Market (multi-storey), Crescent Road, Bodhyfryd, Llwyn Isaf and Eagles Meadow.

Although the proposed development site does not appear to have any off street parking, the development site is in a sustainable location and is well served by public transport and public car parks.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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



Infrastructure Manager