

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0760 **Your Ref:** PF/P/2010/0760
Date: 13th September 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 336 501 First Floor Flat, 2A Mount Street, Wrexham.

Development: Change of use of first floor flat to retail.

I refer to your consultation dated 10/09/2010 in respect of the above.

The proposed development site is located on Mount Street which is a classified road subject to a 30mph speed limit within Wrexham Town Centre.

There would appear to be existing off-street parking provision for 1 no. vehicle located to the rear of the building accessing onto Mount Street.

Parking along Mount Street / Yorke Street is generally restricted by double yellow lines although there are a limited number of short stay parking bays in this area limited to 30 minutes waiting. Although parking provision is limited at the proposed development site, there are a number of public car parks nearby including Eagles Meadow and St. Giles car park. The site is also in a particularly sustainable location and it is likely that staff and customers are likely to either park at the nearby car parks, arrive by bus or walk / cycle to the premises.

However, if it is viewed that the proposed development could result in an increase in parking demand compared with its current use, a commuted sum could be requested lieu of any perceived shortfall in parking provision.

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.


Operational Manager Traffic & Transportation