

MEMORANDUM



From:	Infrastructure & Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/1090	Your Ref:	SJG/P/2010/1090
Date:	20 th January 2011		

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

Location: O. S Grid Ref: 336 502 5 Charles Street, Wrexham.

Development: Change of use from D1 use (Chiropody) to A2 use (Financial and Professional Services).

I refer to your consultation dated 04/01/2011 in respect of the above.

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

Charles Street is within a pedestrianised area of Wrexham Town Centre and is subject to a Traffic Regulation Order which restricts vehicular access to that of Apollo Taxis, disabled access and the loading / unloading of commercial supplies.

There would appear to be no off street parking provision proposed within the curtilage of the development site. However, the development site is located in a central position within Wrexham Town Centre and is in reasonable proximity to a number of public car parks and the car parking facility at Eagles Meadow.

In terms of LPGN 16 parking requirements, I assume that the proposed change of use could in theory result in an increased demand for parking provision.

Although I have no objections to the proposed development on highway grounds, it may be considered appropriate to request a commuted sum in lieu of any perceived shortfall in parking provision.

Supplementary Notes

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

A handwritten signature in black ink, appearing to read "J. Park". The signature is stylized with a large, looped "J" and a cursive "Park".

Infrastructure & Planning Manager