

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0007 **Your Ref:** SEH/P/2011/0007
Date: 3rd February 2011

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

Location: O. S Grid Ref: 332 502 The Mitre Vaults, Pentrefelin, Wrexham.
Development: Erection of new 4 storey building to provide student accommodation.

I refer to your consultation dated 13/01/2011 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 2no.existing accesses serving the existing car park off both Pentrefelin and Brewery Place. However, it would appear that the existing access onto Pentrefelin which is only 3.5m wide is no longer in use. The main access serving the car park is located to the rear of the development site off Brewery Place. This access is approximately 6.6m wide.

I understand that the proposed development is for 33 bedrooms intended for student accommodation with no off street parking provision.

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.

In terms of parking provision for the student flats, LPGN 16 would normally require 1 car space per two bedspaces which would equate to the requirement for 17 no. spaces.

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.

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 some level of parking provision, the proposed development will exacerbate this existing problem.

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.**

However, if the proposed development were to incorporate a reasonable level of parking provision within the existing car park, then further consideration could be given to this development.



Infrastructure and Planning Manager