

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0617 **Your Ref:** JGK/P/2010/0617
Date: 28TH July 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 504 4 King Street, Wrexham

Development: Change of use from retail to estate agency office (A2).

I refer to your consultation dated 20/07/2010 in respect of the above.

The proposed development site is located on King Street in Wrexham Town Centre which is a busy, classified road subject to a 30mph speed limit.

There is a traffic regulation order in place along this section of King Street (both sides) which prevents parking and loading at any time.

There is no parking provision proposed for the development site for deliveries, clients or staff. However, the St. Marks multi storey car park is in close proximity to the proposed development site being approximately 140m away and the Wrexham bus station is located on the opposite side of Lord Street.

As the proposed development could potentially attract more clients than the previous usage (shop) some of which will require parking provision, it may be considered appropriate to request a commuted sum in this instance.

Supplementary Notes

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



Operational Manager Traffic & Transportation