

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0678 **Your Ref:** SJG/P/2021/0678
Date: 28th July 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 504 50-52 Regent Street, Wrexham.

Development: Change of use of building from Class A1 (Retail) to Class A3 (Restaurant & Takeaway).

I refer to your consultation / email dated 20/07/2021 in respect of the above.

The proposed development site is located on Regent Street in Wrexham Town Centre.

In terms of parking provision, I comment as follows:-

Although there would not appear to be any designated parking provision proposed for the development site, the proposed development is in a highly sustainable location. The potential for on-street parking problems in this area as a result of this development is considered to be low given the existing traffic regulation orders in this area. There are a number of car parks in close proximity to the site and there are a number of limited on street parking bays nearby along King Street.

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway. I would strongly recommend that you consult with our Waste Strategy Officer –Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection.

I would therefore advise you that I do not have any objections to the proposed development on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to be 'R. K.' or similar, with a stylized, cursive script.

Chief Officer, Environment & Technical