

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0243 **Your Ref:** SJG/P/2021/0243
Date: 28th April 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 504 21 Lord Street, Wrexham.

Development: Change of use from A1 to A3 (Takeaway).

I refer to your consultation / email dated 18/03/2021 in respect of the above.

The proposed development site is located on the Lord Street in Wrexham Town Centre. This area forms part of the pedestrianised zone within the town centre.

In terms of parking provision, the Planning Statement indicates that there is a car park behind the existing units off Egerton Street which provides around 10 no. spaces. However, it is not clear from the submitted information whether the proposed business has the right to use these spaces. This would be considered convenient for the proposed takeaway during the evenings to accommodate delivery vans / cars. However, Egerton Street provides a number of on-street parking bays which are more likely to be available during the peak operating times ie/ in the evenings.

Although there may not 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.

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. S.', written in a cursive style.

Chief Officer, Environment & Technical