

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0116 **Your Ref:** MRJ/P/2021/0116
Date: 20th May 2021

TOWN AND COUNTRY PLANNING ACT 1990

NEWID ARFAETHEDIG YN DEFNYDDIO ADEILADU I GREU 2 RHIF 1 TALIADAU YSTAFELL WELY / PROPOSED CHANGE OF USE OF BUILDING TO CREATE 2 NO 1 BEDROOM APARTMENTS 26 HIGH STREET COEDPOETH WREXHAM

Grid Ref: E 328410.19 N 351172.72

I refer to your consultation / email dated 26/02/2021 in respect of the above.

Access

The proposed development, 26 High Street is located off the High Street (A525) which is busy, classified road subject to a 30mph speed limit. The development is accessed via Victoria Road which is not adopted.

The development site has an existing access on to an un-adopted road known as Victoria Road. The road serves as a pedestrian route into the village centre from Fron Las and other areas in the vicinity.

In this instance this would not apply as the applicant is not proposing vehicle or parking provisions.

Parking &Turning Provision

We would recommend that parking at the site is provide in accordance with LPGN 16 maximum standards which would require 3 spaces for 2, one bedroom apartments. The proposed plans do not show any parking provision although the design access statement would appear to suggest adequate parking can be provided within the public parking area off High Street/Park Road providing public parking facilities which facilitate trade for local businesses and homeowners.

Due to the sustainable location, active travel links and localised amenities we do not perceive any exacerbation in the public parking requirement if used for visitors and would support this application.

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, consisting of a stylized 'R' followed by a horizontal line and a small loop.

Chief Officer Environment & Technical