

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0778 **Your Ref:** SJG/P/2020/0778
Date: 9th February 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 334 501 1 – 3 College Street, Wrexham.

Development: Conversion of existing HMO and Residential Unit to 7 no. Apartments.

I refer to your consultation / email received on 01/12/2021 in respect of the above.

The proposed development site is located on College Street in Wrexham Town Centre which is a narrow, unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 10mph due to the geometry of the road.

I understand that the existing property has a mixed Class A1/D2 Use with a gfa of 71m². I understand that the existing first floor use is Class A1 Retail (16m² gfa) with the remaining first & second floors being used as a 5 bedroom HMO. The current use would normally require a maximum of 5 spaces based on LPGN 16 maximum requirements. In comparison, the proposed use would normally require a maximum of 11.5 spaces based on LPGN 16 maximum requirements.

I understand that there is no off street parking provision available for either the existing property or proposed flats. Although there is no 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 also likely that the proposed apartments will appeal to those who don't own a car. Any perceived shortfall in parking provision could be dealt with by a commuted sum.

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 have no 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, consisting of a stylized 'K' followed by a horizontal line and a small loop.

Chief Officer, Environment & Technical