

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0307 **Your Ref:** SJG/P/2020/0307
Date: 4th August 2020

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 335 502 38 to 41 High Street, Wrexham.
Development: Conversion of First and Second Floors into 23 Apartments.

I refer to your consultation dated 27/07/2020 in respect of the above.

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

Although there is no parking provision proposed for the development site, the proposed development is in a highly sustainable location.

Based on LPGN 16 requirements, the existing Class B1 Use would require a maximum of 11 spaces and the existing Class A2 Use a maximum of 22 spaces (Total 33). In comparison, the proposed 23 one bedroom apartments would require a maximum of 35 spaces. The proposed development is therefore considered to have a very similar parking demand to the existing use except parking would not normally be relevant to the existing use in the evenings and most of the weekend.

However, 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 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.

Chief Officer, Environment & Technical