

MEMORANDUM

From: Chief Officer, Environment & Technical

Our Ref: ET/DC/P/2020/0315

Date: 6th August 2020

To: Chief Officer Planning & Regulatory

Your Ref: SEH/P/2020/0315

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 503 14 - 16 Regent Street, Wrexham.

Development: Amendments to Planning Permission P/2018/0480 – Rear Extension, floor layout and additional apartments.

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

The proposed development site is located on Regent Street which is a classified road located in Wrexham town centre. The access fronts a pedestrianized zone where no vehicles are permitted except for loading and disabled access.

In terms of parking provision, the previous shop floors (A1 Retail Use) would normally require 1 car space per 15m² gross floor space in accordance with LPGN 16. This would equate to the requirement of a maximum of 17 spaces (252m² gfa). In comparison, the proposed C3 Residential Use would normally require a maximum of 9 spaces in accordance with LPGN 16.

The existing and proposed parking provision comprises 2 no. spaces at the rear of the proposed apartments off the communal service yard off Egerton Street. The proposed development will need to provide appropriate cycle parking areas in accordance with LPGN 16.

Although the proposed apartments only provide 2 no off-street parking spaces, the proposed development is likely to result in a reduced parking demand compared with the previous retail use. The site is also located in Wrexham Town Centre and is considered to be in a sustainable location.

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 blue ink, appearing to be 'R. Lee' or similar, written in a cursive style.

Chief Officer, Environment & Technical