

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0276 **Your Ref:** SEH/P/2020/0276
Date: 27th July 2020

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

Location: O. S Grid Ref: 332 505 16 to 30 King Street, Wrexham.
Development: Eight additional rooftop apartments.

I refer to your consultation dated 20/07/2020 in respect of the above.

The proposed development site is located on King Street which is an unclassified road / one way street subject to a 30mph speed limit.

Parking along King Street is generally restricted by double yellow lines although there are a limited number of short stay parking bays located along King Street. There is a taxi rank fronting nos. 25 – 30 King Street. St. Marks multi storey car park and Llwyn Isaf car park are located in close proximity to the development site and Wrexham bus station is also located opposite the development site along King Street.

There would appear to be 2 no. existing access points at both ends of the development site (both 3.2m wide) which provide access to approximately 15 no. parking spaces at the rear of the development site. It would appear that all of the existing spaces are being allocated to the proposed apartments. I assume that there are no remaining spaces retained for the existing ground floor businesses. However, the site is located in Wrexham Town Centre and is considered to be in a highly sustainable location in close proximity to Wrexham Bus Station. It may therefore be considered acceptable to support the proposed development with the proposed limited parking provision.

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 in principle 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 read 'K. L. S.', is positioned above the title.

Chief Officer, Environment & Technical