

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/P/2020/0266	Your Ref:	SJG/P/2020/0266
Date:	21 st July 2020		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 280 423 Former HSBC Bank, Well Street, Cefn Mawr, Wrexham.
Development: Conversion to 7 Apartments and Replacement Rear Extension.

I refer to your consultation dated 14/07/2020 in respect of the above.

The proposed development site is located on Well Street which is a classified road subject to a 20mph speed limit.

Parking along Well Street is restricted by double yellow lines. There is an existing car park on the opposite side of the road to the site providing up to 20 spaces. However, these spaces are for general public use.

Based on LPGN 16 requirements, the existing bank - A2 Use (220m² gfa) would require a maximum of 11 spaces. Based on the proposed Class C3 Residential Use, the proposed development would also require a maximum of 11 spaces. The existing / proposed business does not appear to have any off-street parking provision.

Based on LPGN 16 requirements, the proposed development has the same parking demand compared with the existing business. However, it is recognized that the parking demand for the existing bank would only be during daytime opening hours. I understand that there is no parking provision associated with the proposed development. However, it is considered that given the lack of parking provision, the proposed 1 bedroom apartments are more likely to appeal to people who do not own a car. The site is also considered to be in a sustainable location.

The proposed development will need to provide appropriate cycle parking areas in accordance with LPGN 16.

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, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical