

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/P/2019/0842	Your Ref:	SEH/P/2019/0482
Date:	18 th November 2019		

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

Location: O. S Grid Ref: 333 506 47 to 49 King Street, Wrexham.
Development: Change of use from (A2) Estate Agent Office to (B1) Business Use.

I refer to your consultation dated 14/11/2019 in respect of the above.

The proposed development site is located on King Street which is an unclassified road 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. The site is located in Wrexham town centre and is considered to be in a sustainable location.

Based on LPGN 16 requirements, the existing A2 Use (351.9m² gfa) would require a maximum of 18 spaces. Based on the proposed Class B1 Use, the proposed development would require a maximum of 12 spaces. The existing / proposed business does not appear to have any off-street parking provision.

Based on LPGN 16 requirements, the proposed development is considered likely to result in a reduced parking demand compared with the existing business.

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