

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0233 **Your Ref:** MRJ/P/2020/0233
Date: 22nd July 2020

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

Location: O. S Grid Ref: 335 502 31 High Street, Wrexham.

Development: Change of use of offices to restaurant, function rooms and residential apartment.

I refer to your consultation dated 15/07/2020 in respect of the above.

The proposed development site is located off 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. The potential for on-street parking problems in this area as a result of this development is low given the existing traffic regulation orders in this area.

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

Adequate provision for waste / recycling will be required for the proposed development.

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, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical