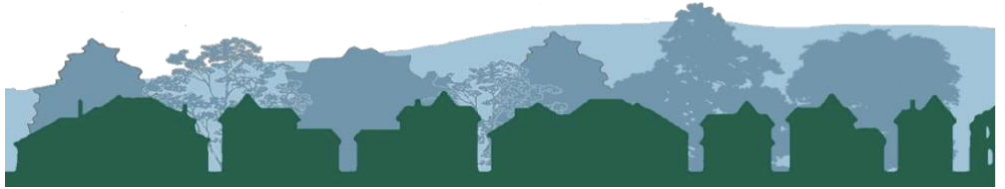


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Meeting Note

Project: Chapter Court, Wrexham Town Centre
Meeting: WCBC Development Team
WCBC Ref: ENQ/2019/0121
Date: Thursday, 27th June, 2019
Location: Planning Offices, Wrexham County Borough Council, Lord street, Wrexham
Attendance: Dave Sharp [Development Team Lead Officer] Michael Barnes [RA Architects]
Sharon Holman [Planning Officer] Gerry Kellett [Real Planning]
Amanda Davies [Town Centre Manager]
Phil Palmer [Highways Development Control]

Access Site, located within Wrexham Town centre pedestrianised zone, is bounded by Rhosddu Road [Classified Road] to the north, Hope Street [Classified Road] to the south, Argyle Street [Unclassified Road] to the west and Queen street [Classified Road] to the east. The only route to the existing service yard is via Rhosddu Road / Argyle Street – the current Traffic Regulation Order in place [no waiting / no loading] leading to the service yard prevents any parking or loading in this location. No vehicles are permitted onto Queens Square – bollards in place to prevent vehicular access.

No proposed changes to the current access arrangements.

Deliveries / Waste Currently, deliveries are permitted along Queen Street with access via Lambpit Street exiting either via Henblas Street or down Hope Street to the High Street, together with down Hope Street with access via Regent Street and again, on down to the High Street. These are made early in the morning and in accord with the current traffic regulation order. Retail units and offices fronting Queens Square and Argyle Street are serviced via the existing service yard. ***All of this element of servicing to remain in place.***

The proposed scheme will result in approximately a 60/70% reduction in the surface area of the existing service yard. If the proposed development is supported, the service area will be lost apart from a much-reduced area. This will require addressing with regard to how deliveries will be accommodated - servicing the proposed redevelopment scheme and, in particular, how waste collection and recycling will be managed / collected. Given the current Traffic Regulation Orders in place, all deliveries and waste collections must take place within the remaining yard with vehicles having to enter, off-load, turn and exit. Some delivery vehicles may utilise the existing turning head at the end of Argyle Street and reverse into the service yard.

My response was the submission of a Servicing Traffic Management Plan detailing the proposed vehicular movements in relation to servicing via the remaining servicing area accessed from Argyle Street and suggesting recommendations as to how it will be managed. Servicing vehicles restricted to transit van vehicles / box vans. The Management Plan will also have to demonstrate how waste will be collected – type, size and frequency plus swept path analysis for 11.2m refuse wagon and 11m fire engine.

Details of proposed bin store / compound will be required of adequate size and design to accommodate the number / type of bins ensuring no impact upon access and servicing.

Consultation with the Council's Waste Strategy Officer required.

Conservation	The Council's Senior Conservation Officer [Anna Irwin] was unable to make the meeting, however, I had a meeting with her on the morning of 26th June to discuss any impact the proposal may have upon the existing Wrexham Town Centre Conservation Area which follows the rear of those properties fronting Hope Street. Her general comment was that: <i>"The scheme takes a holistic approach to the re-use of a centrally located block of buildings within the Town Centre, making a service yard accessible with a positive new use and providing better linkages between key spaces and areas of the town."</i> I confirmed in the meeting that she would provide more detailed comment when she views the proposed changes to the elevation of the new opening from Hope Street. <i>In redesigning this shop front care should be taken to respect the symmetry of the façade with Hope Street being a principle street through the Conservation Area. Also need to consider signage at an early stage in a style appropriate to the Conservation Area [not internally illuminated box signs or cheap vinyl signage].</i>
Security	Early thought required as in how to maintain security – will entrances be gated in the evening and how will evening restaurants be accessed?
Drainage	Details of foul and surface water disposal required. Obviously, there is an existing system. There will be changes proposed and particular attention needs to be given to proposed materials for surfacing outdoor areas which will impact upon surface water disposal. <i>Drainage report required dealing with disposal of foul and surface water. Consult with Neil Taunt [Council's Flood Alleviation Officer].</i>
Amenity	It was mentioned that planning permission was recently approved for the change of use to residential of properties [35, Hope Street and 1, Argyle Street]. Planning The Officer referred to the need to consider amenity distances between the proposed redevelopment and any windows to habitable rooms at the rear of this converted residential scheme. <i>Design scheme to assess any implications in reference to the Council's Local Planning Guidance Note 21 – Space around Dwellings]</i>
Noise	Again, in relation to the above mentioned approved residential conversion, consideration to be given to the impact of noise from the proposed Chapter Court scheme. It was agreed that if someone is going to purchase / rent a property in a town centre location, they should be expecting to hear noise in the evening. However, it must not be unacceptable noise. <i>Need to assess the residential planning permission if any noise attenuation recommendations were put forward. Noise report to be submitted addressing the issue of noise.</i>
Ecology	Are there any existing empty properties within the scheme which require Ecological Appraisal? <i>I have spoken to the Council's Ecology Officer [Emma Broad] following the meeting and agreed to liaise with her. It is expected that there may be a need to undertake a Bat Survey. I need more information in relation to any unused buildings.</i>
Loans / Grants	Amanda Davies mentioned the Welsh Government interest free loans for landowners with property in town centres in Wales which has been around for some time. She also mentioned that the Welsh Government is soon to be launching a new grant scheme for properties in town centres in Wales.
Summary	Very successful meeting. Everyone supportive of the proposal although certain technical issues require additional consideration and subsequent submission in order to demonstrate that the scheme will be in accord with the Council's policies and guidance. Dave Sharp will put together a co-ordinated response from the Council.