

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: PR/DC/P/2019/0667 **Your Ref:** MRJ/P/2019/0667
Date: 10th September 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 335 502 30 High Street, Wrexham.

Development: Change of use of ground floor to Class Use A1, A2 & A3 and change of use of upper floors to 6 bed (8 person occupancy) house in multiple occupation (HMO) and 2 no. self-contained flats and change of use of 24 Temple Row to 1 no. self-contained flat.

I refer to your consultation dated 09/09/2019 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. I assume that the lack of parking provision with the proposed accommodation / flats is likely to appeal to those people who do not own a car.

Waste Disposal / Recycling / Deliveries

It is important that any proposed development makes adequate provision to accommodate the required number / type of bins and provision is suitably located to serve such a development ie/ in close proximity to the adjoining / adopted 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 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.

Peter Duthwaite

lm

Chief Officer, Environment & Technical