

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: PR/DC/P/2019/0778 **Your Ref:** MRJ/P/2019/0778
Date: 17th October 2019

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

Location: O. S Grid Ref: 334 502 1 to 2 Hope Street and 6 Town Hill, Wrexham.
Development: Change of use of from retail to Christian Faith Resource Centre (Class D1 Use) including refurbishment works.

I refer to your consultation dated 17/10/2019 in respect of the above.

The proposed development site is located on the junction of Hope Street / Town Hill in Wrexham Town Centre. This area forms part of the pedestrianised zone within the town centre.

Parking Provision

The existing Class A1 Retail Use would normally require a maximum of 25 spaces in accordance with LPGN 16 requirements. In comparison, the proposed development (Class D1 Use) would require a maximum of 22 spaces. In theory, the proposed development would have a reduced parking demand compared with the existing retail use.

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.

Waste Disposal / Recycling / Deliveries

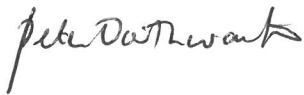
It is important that any proposed development makes adequate provision to accommodate the required number / type of bins and provision is suitably located to serve such a development ie/ in close proximity to the adjoining / adopted highway.

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.



 Chief Officer, Environment & Technical