

MEMORANDUM

From: Planning Control Manager **To:** Chief Officer Planning & Regulatory
Our Ref: PR/DC/P/2019/0395 **Your Ref:** MRJ/P/2019/0395
Date: 18th June 2019

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: Refurbishment of ground floor office and change of upper floors to 6 no. flats.

I refer to your consultation dated 13/06/2019 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 apartments and refurbished office are in a highly sustainable location. I assume that the lack of parking provision with the proposed apartments is likely to appeal to those people who do not own a car.

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.

Based on LPGN 16 requirements, the existing offices (Class A2 Use – 299m² gfa) would have required a maximum of 15 parking spaces. In comparison, the proposed residential units and ground floor office would require a maximum of 14 parking spaces. In theory, the proposed development could result in a decrease in parking demand at the development site compared with its previous use. I would have no objections to the proposed development given the sustainable location of the site.

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.



Planning Control Manager