

MEMORANDUM

From:	Planning Control Manager	To:	Chief Officer Planning & Regulatory
Our Ref:	PR/DC/PP/2019/0301	Your Ref:	PF/P/2019/0301
Date:	1 st May 2019		

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

Location: O. S Grid Ref: 333 500 Burton Buildings, 26 Bridge Street, Wrexham.
Development: Change of use of vacant shop to dog grooming salon.

I refer to your consultation dated 25/04/2019 in respect of the above.

The proposed development site is located on Bridge Street which is a busy, classified road subject to a 30mph speed limit.

Parking along this section of Bridge Street is restricted by double yellow lines including no loading between 08:00-09:00 and 16:30-17:30.

The proposed development site has no off-street parking provision but there are a number of car parks nearby including St. Giles and Island Green. There are also a limited number of short stay parking bays located along Brook Street.

However, the site is located in close proximity to Wrexham Town Centre and is considered to be in a highly sustainable location. It may therefore be considered acceptable to support the proposed development without any designated parking provision. Any perceived shortfall in parking provision could be dealt with by a commuted sum

I would therefore have no objections in principle to the proposed development on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

peter Dorthwaite

ant Planning Control Manager