

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0013 **Your Ref:** SEH/P/2018/0013
Date: 17th January 2018

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

Location: O. S Grid Ref: 333 503 14 - 16 Regent Street, Wrexham.

Development: Conversion of first and second floors to 4 no. apartments together with extension to rear to provide a further 3 no. apartments.

I refer to your consultation dated 11/01/2018 in respect of the above.

The proposed development site is located on Regent Street which is a classified road located in Wrexham town centre. The access fronts a pedestrianized zone where no vehicles are permitted except for loading and disabled access.

In terms of parking provision, the previous shop floors (A1 Retail Use) would normally require 1 car space per 15m² gross floor space in accordance with LPGN 16. This would equate to the requirement of a maximum of 17 spaces (252m² gfa). In comparison, the proposed C3 Residential Use would normally require a maximum of 12 spaces in accordance with LPGN 16.

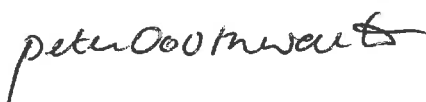
The existing and proposed parking provision comprises 2 no. spaces at the rear of the proposed apartments off the communal service yard off Egerton Street.

Although the proposed apartments only provide 2 no off-street parking spaces, the proposed development is likely to result in a reduced parking demand compared with the previous retail use. The site is also located in Wrexham town centre and is considered to be in a sustainable location.

I would therefore have no objections 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.



mu Service Manager Environment