

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0571	Your Ref:	KH/P/2017/0571
Date:	17 th July 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 336 501 Private Shop UK, 6 Yorke Street, Wrexham.

Development: Conversion of Use Class A1 Shop to 14 no. Bed House in Multiple Occupation (HMO) – 1 occupant per bedroom.

I refer to your consultation dated 13/07/2017 in respect of the above.

The proposed development site is located on Yorke 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 HMO is 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.

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.



 Service Manager Environment