

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0764	Your Ref:	PF/P/2017/0764
Date:	18 th September 2017		

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

Location: O. S Grid Ref: 336 501 Ground Floor Office Suites 2 & 3, Ney Court, Yorke Street, Wrexham.

Development: Change of use of ground floor office suites to 3 no. flats and reinstatement of door to Yorke Street elevation.

I refer to your consultation dated 14/09/2017 in respect of the above.

The proposed development site is located on Yorke Street in Wrexham Town Centre.

Although there is no parking provision proposed for the development site, the proposed apartments 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 would have required a maximum of 4 parking spaces. In comparison, the proposed residential units would require a maximum of 5 parking spaces. However, it is considered that the proposed development will not result in any significant increase in parking demand at the development site compared with its previous use.

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.

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Service Manager Environment