

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0403 **Your Ref:** SEH/P/2017/0403
Date: 1st June 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 334 501 The Commercial, 11 College Street, Wrexham.

Development: Conversion of ground floor to 2 no. self-contained apartments.

I refer to your consultation received on 25/05/2017 in respect of the above.

The proposed development site is located on College Street in Wrexham Town Centre which is a narrow, unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 10mph due to the geometry of the road.

I understand that the existing 6 bedroom residential property (first & second floors) above the existing public house has previously been granted consent for conversion into 3 flats.

Based on LPGN 16 requirements, the proposed ground floor (public house) would normally require a maximum of 1 parking space per 4m² public floor space. The proposed 2 bed apartments would normally require a maximum of 2 spaces each. I understand that the gross floor area of the ground floor comprises 124m². Although details of the gross public floor area have not been provided for the ground floor, the theoretical parking requirement for the former public house is likely to be significantly higher than that required by the proposed flats.

I understand that there is no off street parking provision available for either the existing public house or proposed flats. However, based on the sustainable nature of the site and the assumed theoretical decrease in parking demand at the site compared with the existing use, I would 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.

Peter D. Evans

pu Service Manager Environment