

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0382	Your Ref:	MR/P/2017/0382
Date:	18 th May 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 335 504 The Old Registry, 23 Chester Street, Wrexham.
Development: Conversion to 11 no. flats.

I refer to your consultation dated 16/05/2017 in respect of the above.

The proposed development site is located on Chester Street which is a classified road subject to a 30mph speed limit. This section of Chester Street is subject to a Traffic Regulation Order which prohibits parking. However, there are a number of on-street parking bays (limited to 30mins waiting) further along Chester Street and on the opposite side of the road fronting Crown Buildings.

In terms of parking provision at the proposed development site, I comment as follows:-

The existing building was previously occupied by a company of solicitors. Based on LPGN 16 - A2 Use, the existing business would normally require a maximum of 1 space per 20m² gross floor space. Based on a gross floor area of 300m², the existing business would have required a maximum of 15 spaces. There would appear to be an existing car park to the rear of the premises accessed off the Llwyn Isaf car park entrance which can accommodate up to 15 no. cars.

Based on LPGN 16 requirements, the proposed flats would normally require a maximum of 18 spaces. It is proposed to provide / maintain the existing 15 spaces for the proposed flats. However, the proposed development site is located in close proximity to Wrexham Town Centre and is considered to be in a highly sustainable location. Given the sustainable location of the site and the previous use of the building, I would have no objections to the proposed development on highway grounds.

I would therefore recommend any permission include the following condition:-

CONDITION

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PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). ----- shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Supplementary Notes

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

Peter Downes

my Service Manager Environment