

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0226 **Your Ref:** PF/P/2017/0226
Date: 22nd March 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 334 501 2 Brook Street, Wrexham.

Development: Conversion to form 1 no. duplex apartment together with reduced size taxi office.

I refer to your consultation dated 22/03/2017 in respect of the above.

The proposed development site is located on Brook Street which is a busy classified road subject to a 30mph speed limit. The development site is located in close proximity to the busy 4 arm signalized junction of Brook Street, Town Hill, St. Giles Way and Bridge Street.

Brook Street is subject to a traffic regulation order imposing no waiting / no loading at any time. The site has no off-street parking provision within the curtilage of the development site. There are a limited number of 30 minute waiting bays further along Brook Street and along Town Hill. However, these spaces are already heavily used by existing shop owners / customers / member of public.

However, given the sustainable location of the site within Wrexham Town Centre, the proposed change of use of the first floor office space to residential use and reduction in size of the existing taxi office is considered acceptable.

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, 3, 4 & 5 of the supplementary notes.

Peter Douthett

hy Service Manager Environment