

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/ P/2012/0698	Your Ref:	KH/P/2012/0698
Date:	11 TH October 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 506 55 King Street, Wrexham.

Development: Change of Use of Ground Floor Solicitors Office (A2) to Shop Class (A1) and Rear and First And Second Floor Offices to 5 no. Apartments.

I refer to your consultation dated 09/10/2012 in respect of the above.

The proposed development site is located on King Street which is an unclassified road subject to a 30mph speed limit.

Parking along King Street is generally restricted by double yellow lines although there are a limited number of short stay parking bays located along King Street. St. Marks multi storey car park and Llwyn Isaf car park are located in close proximity to the development site and Wrexham bus station is also located opposite the development site along King Street.

I understand that there is 1 no. off-street parking space at the proposed development site located to the rear of the premises. The development site is in a particularly sustainable location and it is considered that staff / customers associated with the proposed shop are likely to park at the nearby car parks, arrive by bus or walk / cycle to the premises.

Although there is minimal / no off street parking provision available at the proposed development site, it is in a highly sustainable location and I assume that the lack of parking provision for 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.

Peter Douahwa

P.P. Network and Infrastructure Manager