

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0496	Your Ref:	PF/P/2012/0496
Date:	13 TH July 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 334 504 8 to 12 Regent Street, Wrexham.

Development: Change of use of basement area retail space to restaurant and alterations to entrance doors.

I refer to your consultation dated 09/07/2012 in respect of the above.

The proposed change of use from A1 Use to A3 would in theory result in an increased parking demand at the premises compared with its previous use. Although, no parking provision is currently provided or proposed for the restaurant, the proposed development site is located in Wrexham Town Centre and is considered to be in a highly sustainable location. The proposed development is located in close proximity to the Wrexham Bus Station and a number of public car parks including Peoples Market, Bodhyfryd and Llwyn Isaf.

If the proposed development is to be supported, it may be considered appropriate to request a commuted sum in lieu of adequate parking provision.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

Peter Courtwaite

P.P. Network and Infrastructure Manager