

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0430	Your Ref:	SJG/P/2012/0430
Date:	28 TH June 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 336 502 1 Charles Street, Wrexham.

Development: Alterations and extensions to existing ice cream bar and restaurant to noodle bar with garden café, rear entrance and staff parking bay to rear.

I refer to your consultation dated 21/06/2012 in respect of the above.

The proposed development site is located on Charles Street in Wrexham Town Centre. This area forms part of the pedestrianised zone within the town centre.

Vehicle movements along Charles Street are restricted to taxis, disabled users and deliveries.

Although there is minimal parking provision (ie/ 2 parking spaces) proposed for the development site, the proposed development is in a highly sustainable location and within close proximity to a number of public car parks. 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 place in this area.

The proposed use remains within the A3 class use and would be considered acceptable in this location even without any parking provision.

I would recommend that the applicant discusses any proposed access issues at the rear of the site within the Market Street car park with the WCBC – Parking Services Manager, Joanne Rodgers on Tel:01978 729697. Gaining access to the rear of the site would result in the loss of at least 1 disabled parking space within the car park which may not be considered acceptable.

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.



Network and Infrastructure Manager