

MEMORANDUM



From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0205	Your Ref:	MP/P/2012/0205
Date:	30 th March 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 506 43 King Street, Wrexham.

Development: Change of use of 43 King Street to A2, new shop frontage to no. 43 and 43A with internal alterations.

I refer to your consultation dated 20/03/2012 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. There is a taxi rank fronting nos. 25 – 30 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 are 5 no. off-street parking spaces 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 and customers could park either to the rear of the premises or park at the nearby car parks, arrive by bus or walk / cycle to the premises.

I understand that the no. 43 King Street will be reverting to A2 usage from A1 retail and no. 43A King Street will continue to operate under its A1 usage.

As the proposed development represents a change of use from A1 – Small Shop to A2 - Financial & Professional Services (Offices), parking demand will potentially decrease.

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 O. Mwaniki

P.O.

Network and Infrastructure Manager