

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0014	Your Ref:	MP/P/2010/0014
Date:	1 st February 2010		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 336 505 19 King Street, Wrexham.

Development: Change from offices to restaurant, eating area and public toilets.

I refer to your consultation dated 12/01/2010 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.

There would appear to be off-street parking provision for 2 no. vehicles which I assume are located to the rear of the building.

Parking along King Street is generally restricted by double yellow lines although there are a limited number of short stay parking bays located to the north east further along King Street. There is a taxi rank fronting nos. 25 – 30 King Street. Additionally, the St. Marks multi storey car park is in close proximity to the development site being approximately 150m away with the Llwyn Isaf car park being approximately 270m away. Wrexham bus station is also located opposite the development site along King Street.

Although parking provision is limited at the proposed development site, the site is in a particularly sustainable location and it is likely that staff and customers are likely to either park at the nearby car parks, arrive by bus or walk / cycle to the premises.

As the proposed development represents a change of use from A2- Financial & Professional Services (Estate Agents) to A3 – Food & Drink (Restaurant), parking demand may potentially increase. It may therefore be considered appropriate to request a commuted sum in lieu of any perceived shortfall in parking provision.

Supplementary Notes

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

JMR

pp Operational Manager Traffic & Transportation