

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sharon Holman
Our Ref:	ET/DC/MM/P/2023/0155	Your Ref:	P/2023/0155
Date:	3 July 2023		

Unit H, Coch Retail Park, Pas Coch, Wrexham
Change of Use of Building from Class A1 (Shops) to Class A3 (Food and Drink) or Class D2 (Assembly and Leisure)

Further to your email / consultation dated 12/04/2023 in respect of the above, I comment as follows:-

The application submitted is for the change of use of Unit J, Coch Retail Park, Wrexham from Class A1 (Shops) to either Class A3 (Food and Drink) or Class D2 (Assembly and Leisure), and associated works. Planning permission is sought for a flexible change of use. The unit is currently vacant. Unit J is a subdivision of Unit H, both of which are part of the same building.

There has been a number of recent planning applications associated with Unit H. These are summarised below:

- Unit H was subject of a change of use application that was approved in 2006 from Class D2 to Class A1 (2006/1144)
- As part of the planning permission for application P/2022/0251 in June 2022:
 - Condition 3 was placed on Unit H regarding the following land use control: *Unit H shall only be used for the retail sale of non-food goods within Class A1 except for an area of up to 2,032 sqm which can be used for net retail sales of food and drink and / or as a food store.*
 - Condition 4 was also attached to the permission as follows: *In the event that Unit H is used for the sale and display of sports goods, sports equipment and sports wear, the remainder of the building may also be operated as a Health and Fitness Club provided that the two uses are connected.*
- As part of the planning permission for application P/2022/0252 in June 2022:
 - Condition 5 was attached to the permission as follows: *With the exception of vehicles servicing Unit H, as shown on drawing ref. SK220304_02 (Location Plan), no service vehicles shall be permitted to enter the site other than between the hours of 7.30 am and 8.00 pm Mondays to Saturdays*
- Planning permission was granted on 20 January 2023 (P/2022/1009) for external alterations to Unit H, which facilitated the subdivision of Unit H into:
 - Unit H – 1,970 sqm Class A1 Shop, soon to be occupied by M&S
 - Unit J – 334 sqm Class A1 Shop.

Full planning permission is being sought by the applicant for the following: Change of use of Unit J from Class A1 to Class A3 (Food and Drink) or Class D2 (Assembly and Leisure).

Level of Assessment

The application for the change of use is for Unit J, with a site area of 334 sqm. Technical Advice Note 18 Transport (TAN 18) by Planning Policy Wales states that for Food retail, Non-food retail and Leisure facilities a Transport Assessment is only required where the threshold is greater than 1,000 sqm gross floor area. In this case the application site is only 334 sqm and therefore falls below this threshold.

Site Access and Layout

The development site is located within the existing Plas Coch Retail Park and will be served by the existing access points to the retail park and the existing car parking provision. It should be noted that Condition 5 which was attached to the planning permission for planning application P/2022/0251 allows vehicles to service Unit H outside of the permitted hours of 07:30 and 20:00 (Monday to Saturday).

Traffic Generation

The applicant makes reference to the approval of a Costa (Class A3) development in April 2019 (P/2018/0384) and states that this sets an important precedent for the A3 development proposed as part of this application. Furthermore, the applicant quotes a passage from the Officer's report: *the proposed development is intended to serve the vehicles already in the area and is not expected to attract a large number of additional vehicles.*

This is acceptable and it is agreed that the proposed development is unlikely to generate a large number of additional trips.

Parking

The applicant has proposed no additional car parking to be associated with the change of use for Unit J.

However, the applicant has made reference to the planning permission granted for planning application P/2022/0102 for the demolition of Unit G (formerly occupied by a Frankie and Bennys restaurant) to be replaced by additional customer car parking.

Conclusion

There is no transport related reason why planning permission should not be granted.



Chief Officer, Environment & Technical