

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2023/0081	Your Ref:	P/2023/0081
Date:	23/03/2023		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD ADEILAD O DDOSBARTH A1 (MANWERTHU) I DDOSBARTH D2 (YMGYNNULL A HAMDDEN) / CHANGE OF USE OF BUILDING FROM CLASS A1 (RETAIL) TO CLASS D2 (ASSEMBLY AND LEISURE)

UNIT D PLAS COCH RETAIL PARK PLAS COCH WREXHAM
Grid Ref: E 332682.32 N 351607.7

I refer to your consultation / email dated 03/03/2023 in respect of the above.

The proposed development site is located on Plas Coch Retail Park which is an established retail park where the principle of a gym use has previously been established / accepted within Unit H (ie/ Everlast Gym). The previous use of Unit D (proposed gym) was a busy Sports Equipment Retail Unit (Sports Direct).

Parking provision at the retail park typically operates on a communal basis and is considered to be adequate for the proposed development.

Traffic generation associated with the proposed development is not expected to result in a significant impact on the local road network when compared with existing / previous traffic movements generated by the retail park.

I would therefore raise no objections to the proposed development on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Chief Officer, Environment & Technical