

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Amy Brittain
Our Ref:	ET/DC/PP/P/2022/1032	Your Ref:	P/2022/1032
Date:	04/01/2023		

TOWN AND COUNTRY PLANNING ACT 1990

FIRST FLOOR EXTENSION AND CHANGE OF USE OF PART OF GROUND FLOOR TO ADDITIONAL PHARMACY STORAGE

THE PHARMACY CHESTER ROAD ROSSETT WREXHAM Grid Ref: E 336666.55 N 357226.28

I refer to your consultation / email dated 04/01/2023 in respect of the above.

I understand that the proposed extension is intended for storage purposes for the existing pharmacy.

Although there is no parking provision at the pharmacy for customers or staff, I understand that there is an agreement with the adjoining Golden Lion public house to utilize their car park on a short stay basis.

I understand that no additional staff will be employed as a result of the proposed development.

Given the restricted space at the site, I would recommend the submission of a Construction Traffic Management Plan (including provision for contractor parking). I would recommend that the applicant liaises with our Traffic Section on the content of the CTMP.

Based on the above details, I would have no objections to the proposed development on highway grounds and recommend any permission include the following condition:-

CONDITION

ZJ45	CONSTRUCTION TRAFFIC MANAGEMENT PLAN
026R	No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

Supplementary Notes

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

A handwritten signature in black ink, consisting of a stylized 'K' followed by a horizontal line and a small loop.

Chief Officer, Environment & Technical