

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0661 **Your Ref:** SH/P/2022/0661
Date: 5th August 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 499 20 Pen y Bryn, Wrexham.

Development: Change of use of apartment from Class C3 (Residential) to Class D1 Medical.

I refer to your consultation / email dated 02/08/2022 in respect of the above.

The proposed development site is located on Pen y Bryn which is a busy, classified road subject to a 30mph speed limit.

The proposed development appears to include the conversion / merging of a first floor 2 bed apartment with an existing commercial unit (with Class A1 / A2 Use) on the ground floor to a media spa & beauty treatment centre (D1 Use).

The proposed development does not appear to have any off-street parking provision. However, the developments site is located in relatively close proximity to Wrexham town centre. There are a number of car parks within reasonable walking distance from the site ie/ St Giles car park & Island Green car park. There is also a number of on-street parking bays along this section of Pen y Bryn / Tenters Square which allow parking for up to 30 minutes 8am – 6pm Mon – Sat. However, I would recommend that the original parking space allocated to the existing apartment is included as part of any consent. I understand that the original consent for the 24 apartments and 4 no. retail units was approved with 24 spaces for the 24 apartments but no parking provision for the proposed retail units.

I assume that if the application is supported it will be for this specific use (ie/ media spa & beauty treatment centre) under Class D1 Use.

I therefore advise you that I 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.

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

Chief Officer, Environment & Technical