

# MEMORANDUM

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**From:** Chief Officer, Environment & Technical      **To:** Chief Officer Planning & Regulatory  
**Our Ref:** ET/DC/PP/P/2022/0686      **Your Ref:** NA/P/2022/0686  
**Date:** 17<sup>th</sup> August 2022

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

**Location:** O. S Grid Ref: 327 509 The Racecourse, Mold Road, Wrexham.

**Development:** Alterations to existing stand to include erection of fire escape, new ticket office windows and external ramps.

I refer to your consultation / email dated 15/08/2022 in respect of the above.

I understand that the proposed development includes the erection of fire escape, new ticket office windows, external ramps and a new gym.

Adequate parking provision would normally need to be provided for the proposed development (proposed gym). I assume that the proposed development will come under LPGN 16 Class D2 Use which requires a maximum of 1 car space per 15m<sup>2</sup>. However, it is not clear if the proposed gym is ancillary to the existing ground (ie/ for use by staff only), for general public use, what Class use the previous space occupied by the gym had or whether the previous gym at the ground has been removed. Clarification on the above detail is required.

If the proposed gym is simply for existing staff / ancillary, then I would raise no objections on highway grounds.

## Supplementary Notes

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



Chief Officer, Environment & Technical