

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0874 **Your Ref:** SEH/P/2018/0874
Date: 5th November 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 335 503 Site of Former Hippodrome Theatre, Henblas Street, Wrexham.

Development: Full planning application for the erection of mixed use development comprising 10 no. studio apartments and 3 no. 1 bedroom apartments at first and second floors over 2 no. retail units at ground floor.

I refer to your consultation dated 21/10/2018 in respect of the above.

Access

The proposed development site is located on Henblas Street in Wrexham Town Centre.

Although there would appear to be no parking provision for the proposed development, the site is in a highly sustainable location in Wrexham Town Centre. This area forms part of the pedestrianized zone within the town centre. Access is restricted to delivery and mobility vehicles only.

Construction Traffic Management Plan (CTMP) - including details of contractor parking

In order to construct the proposed scheme, the applicant will need to submit a Construction Traffic Management Plan including details of contractor parking for further approval. This could be included as a planning condition. I would recommend that the applicant liaises with our Traffic Section – contact Darren Green on Tel: 01978 729643 to agree the required content of any proposed CTMP.

I therefore have no objections to the proposed development and recommend any permission include the following condition:-

CONDITION

ZJ45
026R

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

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.

Peter Douthwaite

PD Planning Control Manager