

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0543	Your Ref:	MR/P/2018/0543
Date:	4 th July 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 335 504 Wingett House, 25 Chester Street, Wrexham.

Development: Extension into adjoining property of existing non-residential medical clinic.

I refer to your consultation dated 04/07/2018 in respect of the above.

The proposed development site is located on Chester Street which is a classified road subject to a 30mph speed limit. This section of Chester Street is subject to a Traffic Regulation Order which prohibits parking. However, there are a number of on-street parking bays (limited to 30mins waiting) fronting the site and on the opposite side of the road fronting Crown Buildings.

It would appear that no off street parking provision is to be provided as part of this development.

However, the proposed development site is located in close proximity to Wrexham Town Centre and is considered to be in a highly sustainable location. There are a number of public car parks in close proximity which include the Peoples Market, Bodhyfryd and Llwyn Isaf.

Given the sustainable location of the site I would 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.

Peter Douthwaite

PD Planning Control Manager