

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0684 **Your Ref:** SEH/P/2018/0684
Date: 30th August 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 335 503 Henblas Square, Henblas Street, Wrexham.

Development: Conversion of first floor to 55 no. apartments including creation of mezzanines, associated works and external alterations.

I refer to your consultation dated 21/08/2018 in respect of the above.

Access

The proposed development site is bounded by Lambpit Street (unclassified) to the north, Queen Street to the west (classified), Henblas Street to the south (unclassified) and Chester Street to the east (classified).

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.

I assume that the existing ground floor retail units will remain for retail use with continued use of the delivery / service yard off Lambpit Street.

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

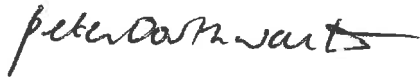
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CONSTRUCTION TRAFFIC MANAGEMENT PLAN

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.



 Planning Control Manager