

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0754 **Your Ref:** SEH/P/2019/0754
Date: 7th October 2019

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

Location: O. S Grid Ref: 335 503 Unit 11, Henblas Street, Wrexham.
Development: Change of use from A1 to A3 (Food and Drink).

I refer to your consultation dated 04/10/2019 in respect of the above.

The proposed development site is located on Henblas Street which is an unclassified road located 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.

In order to gain access to the site any contractors, shop-fitters etc. will need to apply to our Traffic Section (Tel: 01978 729643) for consent to access / park within this restricted area.

I therefore have no objections to the proposed development on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



 Chief Officer Environment & Technical

Application Number P/2019/0754
Applicant Mr Joe Darragh - The Mandale Group
Date Recorded 07/10/2019
Engineer PP
Processed By AC

LOCATION Unit 11, Henblas Street
WREXHAM

PUBLIC RIGHTS OF WAY

Public Rights of Way affected :-

Public Footpath/Bridleway/By-Way
Number (s) _____

Which crosses/abuts on the site
As shown in yellow on the enclosed
Plan should be protected.

Sheet _____ Checked By :-

HIGHWAY IMPROVEMENTS

The site **MAY** be affected by a
County/Trunk road improvement (s)
Scheme/Plan number (s) _____

Scheme Plan (s) checked by
PP Yes/No

PREVIOUS APPLICATIONS P/2018/0684 / _____

_____/_____/_____ See Card for full details.

A reply to this consultation should be made before
(This is 21 days from the date received by T&E)

25-Oct-19

SITE INVESTIGATION NOTES :- Inspected by _____ Date _____ / _____ /2015

Road Classification _____ Number _____

Highway Improvement _____

New Street Line _____

Speed Restriction _____

Waiting Restriction _____

Carriageway Markings _____

Street Lighting _____

Visibility At :- 2.0 or 2.4 m _____ 4.5m _____

Comments

Mr Joe Darragh - The Mandate Group

Cyngor Bwrdeistref Sirol Wrexham/ Wrexham County Borough Council
Neuadd y Dref, Wrexham. LL11 1AY
Guildhall, Wrexham. LL11 1AY
www.wrexham.gov.uk www.wrexham.gov.uk
Cyfnewid Testun/Text Relay: 18001

P/2019/0684



CHIEF OFFICER PLANNING &
REGULATORY - HIGHWAYS
HIGHWAYS

Your Ref/Eich Cyf	P/2019 /0754
Our Ref/Ein Cyf	
Date/Dyddiad	07/10/2019
Ask for/Gofynner am	Sharon Holman
Direct Dial/Rhif Union	01978 298779
E-mail/E-bost	sharon.holman@wrexham.gov.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

CHANGE OF USE FORM A1 TO A3 (FOOD AND DRINK)
UNIT 11 HENBLAS STREET WREXHAM LL13 8AE

Grid Ref: E 333571 N 350353

I have received a planning application for the development mentioned above.
I believe this is one where you may have comments that you may wish the Council to consider before a decision is made.

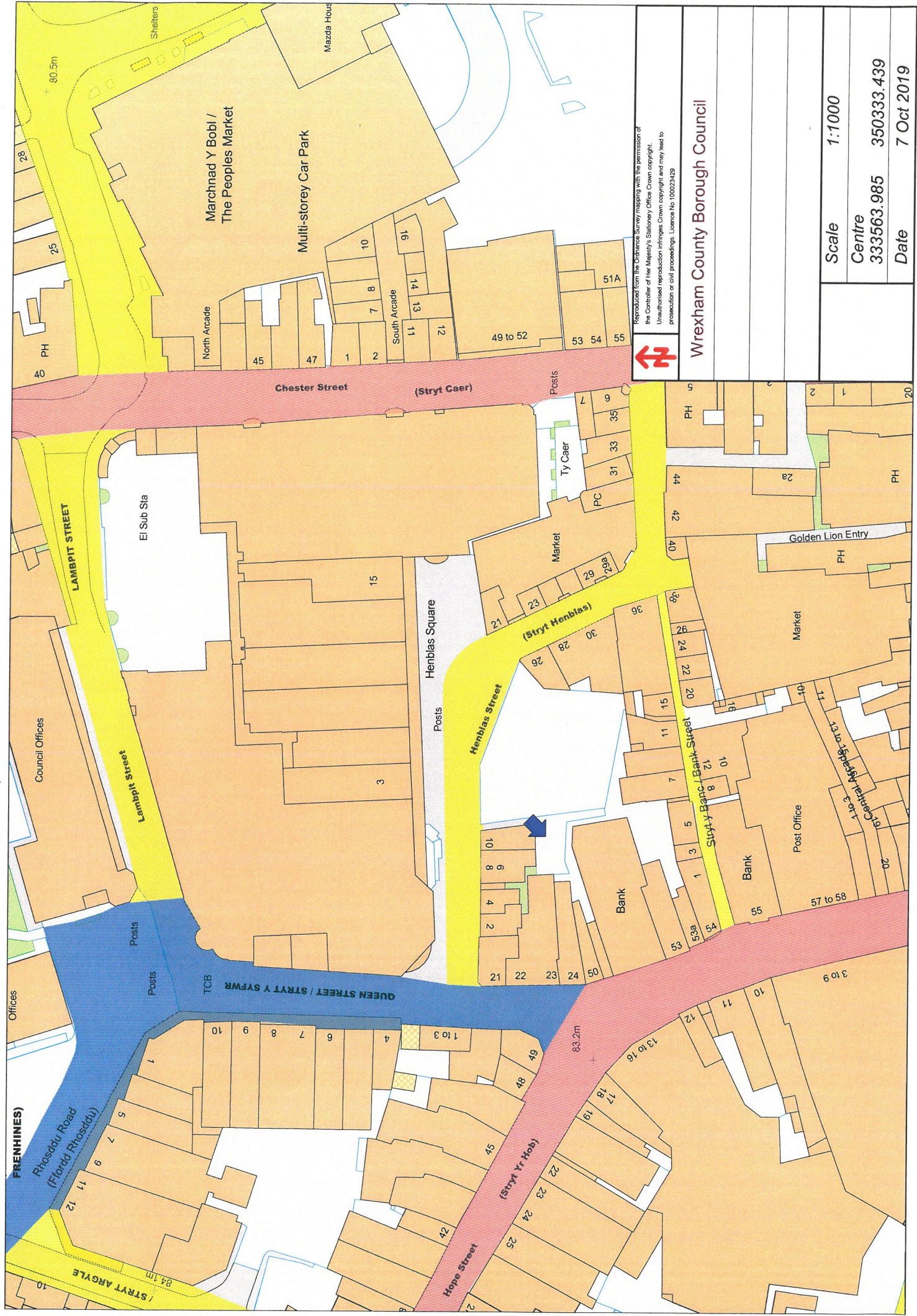
The relevant documents as submitted by the applicant/agent can be viewed on our website www.wrexham.gov.uk/plans

The case officer Sharon Holman (telephone number 01978 298779) would be pleased to try and provide further information should you require it. Please do not hesitate to get in touch.

Please ensure that any comments you do wish to make are received in writing/ e-mail/fax within 21 days of the date of this letter.

Yours faithfully

Prif Swyddog Cynllunio a Rheoleiddio
Chief Officer Planning & Regulatory



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Wrexham County Borough Council

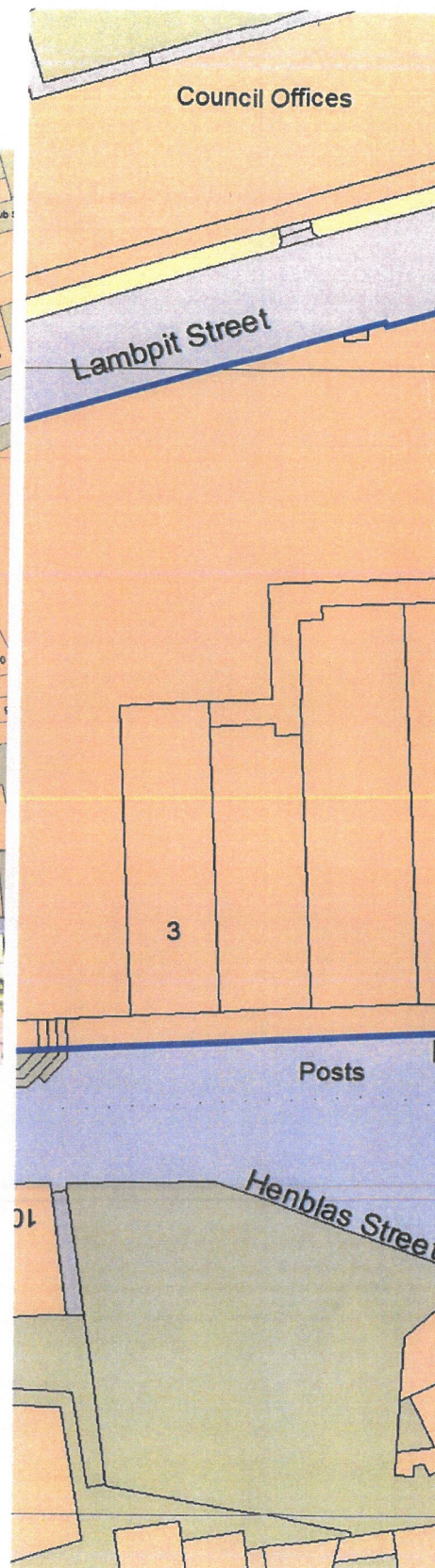
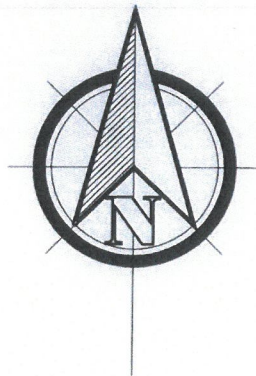
Scale	1:1000
Centre	333563.985
Date	7 Oct 2019

SITE LOCATION PLAN
AREA 4 HA

CENTRE COORDINATES: 333561 , 350367



LOCATION PLAN 1:1250 @ A3



BLOCK PLAN 1:500 @ A3