

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning

Our Ref: EP/DC/PP/2017/0255 **Your Ref:** MP/P/2017/0255

Date: 3rd April 2017

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

Location: O. S Grid Ref: 336 503 49 to 52 Chester Street, Wrexham.

Development: Change of use from Gym to Restaurant including construction of cantilever balcony to rear.

I refer to your consultation dated 07/10/08 in respect of the above.

The proposed development is located on Chester Street which is a classified road subject to a one way system whereby vehicles are only permitted to travel in the northerly direction.

Chester Street is a pedestrianised zone in which all vehicles are prohibited Mon – Fri 11:30am – 5pm and Sat 9:30am – 5pm and Sun 1pm – 5pm. Disabled badge holders and loading / unloading is permitted at all other times.

I assume the existing loading / unloading bay to the rear of the premises will still remain for use by any proposed development. This facility is currently accessed off the Market Street public car park to the rear of the development site. This should avoid the need for deliveries to take place along Chester Street.

There does not appear to be any parking provision at the proposed development site for either staff or customers. However, the premises are located within the town centre and there are a number of public car parks within close proximity to the site which are within easy walking distance.

The current D2 Assembly & Leisure Use would normally require a maximum of 1 car space per 15m² GFA. In comparison, the proposed A3 Restaurant Use would normally require a maximum of 1 car space per 4m² public floor space. Although in theory, parking demand for the restaurant is likely to be higher than parking demand for the existing gym, I would have no objections to the proposed development given the sustainable location of the site.

Any perceived shortfall in parking provision could be dealt with via a commuted sum.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

Peter O. Mwanje

P Service Manager Environment