

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2015/0917	Your Ref:	SEH/P/2015/0917
Date:	16 th December 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 336 503 The Peoples Market, Chester Street, Wrexham.

Development: Change of use to incorporate a new art centre, retail and cafes within the existing market, ancillary storage and car park uses, external alterations to include new glazed openings on the south and east façade, new ventilation grilles to plant rooms, new condensing units to roof, new roof lights, paintwork and painted signage to all facades.

I refer to your consultation dated 03/12/2015 in respect of the above.

The proposed development site is bounded by Holt Street to the north, Chester Street to the west and Market Street to the east.

Vehicular access to the site is to remain as existing being served off Market Street.

In terms of parking provision at the site, it is proposed to reduce the existing 326 spaces to 306 spaces within the existing multi-storey car park.

However, the proposed development site is located in close proximity to Wrexham Town Centre and is considered to be in a highly sustainable location. In addition to the bus service which serves this area of the town, there are a number of public car parks in close proximity which include the Peoples Market, St. Georges Crescent, Bodhyfryd and Llwyn Isaf.

Given the sustainable nature 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 van Wagt

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Service Manager Environment