

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0691	Your Ref:	PF/P/2012/0691
Date:	10 th October 2012		

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 of Retail Floor Space to Health and Fitness Centre with Ancillary Café and Retail Floor Space.

I refer to your consultation dated 08/10/2012 in respect of the above.

The proposed development site 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.

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 Oorthwaite

P.P. Network and Infrastructure Manager