CARBANA

CLEAN CAR, CLEAN CONSCIENCE

LPGN16 and parking information

Eco-friendly, Self-service Car Wash Facility
At: 1, SALOP ROAD, WREXHAM, LL13 7AF



Aerial photograph of the site (not to scale).

September 2024

V1.0

Carbana Limited
Emperor's Gate, 114a Cromwell Road
Kensington, London, SW7 4AG

LPGN 16 Class use and parking provision

In relation to LPGN 16 (Parking Standards) there are two separate businesses present on site.

Carbana Car Wash:

Carbana car wash will fall under the 'B1 Business and Light Industry' category as per LPGN 16 and the proposed wash bays have a total gross floorspace of 125.8 square metres. LPGN 16 guidance stipulates that for class B1, 1 car parking space needs to be provided per $30m^2$ of floor space. It can be argued that each wash bay constitutes a parking space, alongside the two valeting bays, providing a total of 6 parking spaces for vehicles associated with this development. In addition to this however, one of the 5 parking spaces at the south east corner of the site will be delegated for use with the car wash, though the 5 spaces will be shared between the developments (primarily for staff) as required.

Speedyfit:

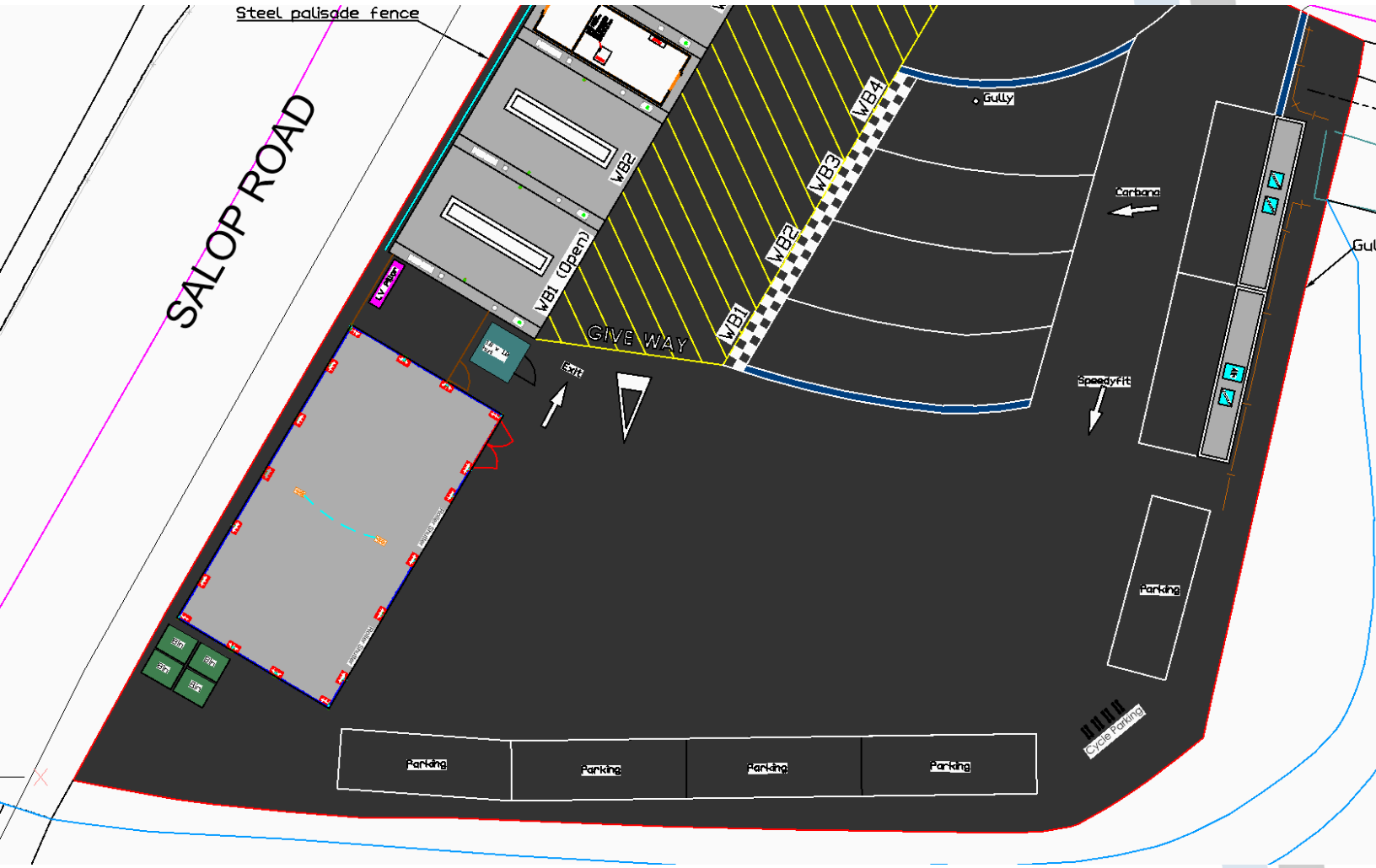
Speedyfit's tyre fitting centre falls under 'B2 General Industry'. LPGN 16 dictates that 1 car space needs to be provided per $50m^2$ gross floor space.
The total floorspace of the Speedyfit building equates to $94.5m^2$. There are two parking spaces allocated within the building for vehicles being serviced. There is a further four parking spaces along the southern boundary that have been provisioned for staff members.

Parking provisions for staff:

A total of 5 parking spaces, alongside 4 cycle hoops have been provisioned to accommodate staff parking needs. Though 8 full time jobs will be created as part of the development, it must be assumed that not all 8 staff will be present on site 7 days a week. Assuming that staff members will utilise car sharing, public transport, walking and cycling, the provisioned parking spaces present on site will be suitable to accommodate staff and customers.

Active Travel Act:

As previously mentioned, 4 cycle parking spaces have been provisioned in consideration of the Active Travel Act.



Carbana Limited
Emperor's Gate, 114a Cromwell Road
Kensington, London, SW7 4AG