

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Amy Brittain
Our Ref:	ET/DC/PP/P/2023/0581	Your Ref:	P/2023/0581
Date:	17/10/2023		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFN YDD O D2 (CAMPFA) I B1, B2 A B8 (MASNACHWYR DEYNYDD PLYMIO) /CHANGE OF USE FROM D2 (GYM) TO B1, B2 AND B8 (PLUMBERS MERCHANTS).

MB FITNESS UNIT 1 FELIN PULESTON WREXHAM

Grid Ref: E 332442.1 N 349427.5

I refer to your consultation / email dated 13/09/2023 in respect of the above.

Access

The proposed development site is located on Ruabon Road which is a busy, classified road subject to a 40mph speed limit. The site is located on an existing small industrial estate.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18. Visibility from the access onto Ruabon Road serving the existing industrial estate is adequate providing splays in excess of 2.4 x 120m in both directions. However. This is subject to regular maintenance of the existing hedgerow along Ruabon Road south west of the access.

Parking & Turning Provision

The previous gym came under LPGN 16 – Class D2 Use which required a maximum of 1 car space per 15 m². Based on a gfa of 955m², the previous gym required a maximum of 64 spaces. The proposed car park indicated on the layout plan for this application indicated the provision of 47 spaces which represented 73% parking provision compared with maximum standards. The provision of 47 spaces for this development site was considered acceptable.

I previously recommend that the proposed spaces indicated on layout plan (Drg. No. CF12003_Prop02 Rev B) were marked out with white lining materials in accordance with LPGN 16 requirements. The parking spaces at the site are not yet clearly marked out. **I would recommend that the proposed parking spaces at the site are marked out in accordance with LPGN 16.**

Unit 2 – Tacktai Food is located at the rear of the site and appears to provide around 6 parking spaces. Based on previous discussions, I understand that this business is considered to have / retain sufficient parking & turning provision based on its permitted use.

I would normally recommend that the applicant provides the gross floor areas for each proposed class use (ie/ B1, B2 & B8) for the Plumbers Merchants to compare with LPGN 16 requirements. In principle, it would appear that adequate parking space is available at the site. **A plan showing the proposed parking spaces marked out would be beneficial.**

Supplementary Notes

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

A handwritten signature in blue ink, appearing to read 'L. Edwards', is positioned above the title of the Chief Officer.

Chief Officer, Environment & Technical