

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/DB/P/2022/0372 **Your Ref:** AH/P/2022/0372
Date: 24 July 2023

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

Location: O. S Grid Ref: 340 498 Ron Bentley & Sons, 29 Rivulet Road, Wrexham.
Development: Variation of condition 2 of CB00544 to allow the separation of the extension to additional business.

We write with reference to your email 23rd May 2023 and the following correspondence relating to the above application.

- 1) Highways previous response dated 28th April 2022.
- 2) Real Planning's letter 15th April 2023

Having read and digested Real Planning's letter dated 15th April 2023 and had a subsequent discussion with Mr Kellett this morning I note the following:

- a) The business has operated without incident for many years in this locality.
- b) Whether the 892m² is operated as 1 or 2 businesses, the parking requirements would remain the same.
- c) Should the operation change to a B8, without the need for a separate Planning Application, there could be a greater negative impact on the traffic in Rivulet Road together with a potential for increased noise affecting neighbours.
- d) As discussed with Mr Kellett, should the building be separated then the 9 parking spaces available would be split proportionally to the floor space as worst case.
- e) As the business operates within close proximity to the city centre with good pedestrian and cycling access, together with good bus links with stops on the A525 and Caia Road, we accept a reduction in standard staff parking requirements below the LPG16.

Conclusion

Highways have no objection to the variation of condition requested.

Chief Officer, Environment & Technical