

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0673 **Your Ref:** SH/P/2022/0673
Date: 14th September 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 499 38 Pen y Bryn, Wrexham.

Development: Demolition of outbuilding and erection of extension and plant area.

I refer to your consultation / email dated 22/11/2022 in respect of the above.

The proposed development site is located on Pen y Bryn which is a busy, classified road subject to a 30mph speed limit.

I understand that the original consent for the retail unit (planning ref: P/2015/0353) included the provision of 12 parking spaces ie/ 9 spaces at the front of the premises and 3 staff parking spaces at the rear of the site. At this time, the proposed 12 spaces equated to a shortfall in parking provision (LPGN 16) of 48% compared with maximum standards.

If it is assumed that the existing service yard will be replaced by Class A1 Retail Use, then this would result in the loss of the 3 no. staff parking spaces and an increased parking demand for 9 additional spaces based a 120m² gfa. The extended retail unit would normally require a maximum of 32 spaces. If only 9 paces are provided for the development, then this would equate to a 72% shortfall in parking provision compared with maximum standards.

I understand that the proposed extension is intended for back of house / staff facilities only. If it is assumed that this comes under ancillary use with no requirement for additional parking provision, then this would equate to 39 % parking provision / a shortfall in parking provision of 61% compared with maximum standards.

However, the development site is in a sustainable location where the majority of customers may well arrive on foot. There are also a number of on-street parking bays along both Pen Y Bryn and Tenters Square which could potentially be used by customers visiting the retail unit. These spaces are limited to 30 minutes waiting –Monday to Saturday between 8am – 6pm and are used intermittently throughout the day by existing businesses along this section of Pen y Bryn.

In conclusion, if the proposed use is classed as ancillary use and given the sustainable location of the site, it would be difficult to object 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.

A handwritten signature in black ink, appearing to be 'R. K. S.', written in a cursive style.

Chief Officer, Environment & Technical