

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0309 **Your Ref:** SEH/P/2022/0309
Date: 11th April 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 371 484 Five Fords Warehouse Unit 2, Bridge Road South, Wrexham Industrial Estate, Wrexham.

Development: Change of use of building from Class Use B8 (Storage & Distribution) to Class Use A1 (Retail).

I refer to your consultation / email dated 04/04/22 in respect of the above.

The proposed development site is located on Bridge Road South which is a classified road subject to a 40mph speed limit. The existing access arrangements including visibility splays serving the site are considered adequate.

I understand that the existing building (549m² gfa) is currently used for class B8 use ie/ storage. It is proposed to replace 83m² gfa of existing class B8 use with 83m² gfa of class A1 use (retail). Based on a revised class B8 use of 466m² gfa and 83m² gfa class A1 use, LPGN 16 would normally require a maximum of 11 parking spaces for the existing / proposed development. There would appear to be adequate parking provision at both the front and rear of the building which I assume is under the control / ownership of the applicant. **Could you please ask the applicant to confirm this and provide a suitably scaled plan indicating the proposed parking arrangements.**

I would recommend that a condition for suitable signage is included which directs customers to any proposed rear parking provision. Vehicles must not park on the existing adopted layby fronting the site.

Supplementary Notes

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



Chief Officer, Environment & Technical