

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0635 **Your Ref:** LP/P/2022/0635
Date: 11th August 2022

TOWN AND COUNTRY PLANNING ACT 1990
CONTROL OF ADVERTISEMENT REGULATIONS 1992

Location: O. S Grid Ref: 384 500 16 Second Avenue, Redwither Industrial Complex, Wrexham Industrial Estate, Wrexham.

Development: Change of use from B1 (Office) to D1 (Healthcare).

I refer to your consultation / email dated 11/08/2022 in respect of the above.

Access

The site is located on the Redwither Business Park. The site is accessed off Second Avenue which is an undaopted road which is managed by WCBC – Assets Section.

It is unclear from the submitted information whether the site has any existing / proposed access points or parking provision. This detail needs clarification.

Parking Provision

Adequate parking would normally be required for such a development within the curtilage of the site. Based on LPGN 16 requirements the existing Class B1 offices (610m² gfa) would normally require a maximum of 20 spaces. The proposed Class D1 Use would normally require a maximum of 26 spaces. However, it is unclear from the submitted information whether the site has any existing access points or parking provision. The precise proposed use of the site appears unclear in order to assess typical daily traffic generation and parking demand. This detail needs clarification.

However, although the site is located on an unadopted road, I understand that the road and associated industrial units are managed by the WCBC – Assets Section. Planning may wish to request details of existing and proposed parking provision at the site from WCBC Assets Section to ensure that adequate parking provision is provided at the site and does not lead to on-street parking issues on the adjoining unadopted access road.

I therefore advise you that I do not intend to make any recommendations 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 blue ink, appearing to read "D. J. ...", with a stylized, cursive script.

Chief Officer Environment & Technical