

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0518	Your Ref:	PF/P/2018/0518
Date:	15 th August 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 338 502 32 and 33 St Georges Crescent, Eagles Meadow, Wrexham.

Development: Change of use to Estate Agency (Class A2 Use).

I refer to your consultation dated 31/07/2018 in respect of the above.

The proposed development site is located on the A5152 Smithfield Road which is a classified road subject to a 30mph speed limit. This section of Smithfield Road is subject to a Traffic Regulation Order which prohibits parking, loading and unloading.

In terms of parking provision at the proposed development site, I comment as follows:-

The existing kitchen shop / proposed estate agency has a gross floor area of 94.8m². Based on LPGN 16 A1 Use, the existing business would normally require a maximum of 1 space per 15m² gross floor space equating to maximum requirement of 6 spaces. Based on LPGN 16 A2 Use, the proposed business would require a maximum of 1 space per 20m² gross floor space equating to maximum requirement of 5 spaces.

It would appear that no off street parking provision is to be provided as part of this development.

However, the proposed development site is located in close proximity to Wrexham Town Centre and is considered to be in a highly sustainable location. In addition to the bus service which serves this area of the town, there are a number of car parks in close proximity which include the Peoples Market, St. Georges Crescent, Crescent Road, Bodhyfryd, Llwyn Isaf and Eagles Meadow.

Given the sustainable location of the site and the likely reduction in demand for parking at the site, I would have no objections 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.

peter oosterwaart

an

Planning Control Manager