

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/1106 **Your Ref:** JK/P/2021/1106
Date: 3rd December 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 320 505 Spire Yale Hospital, Croesnewydd Road, Wrexham.

Development: Siting of modular buildings to provide additional storage (in retrospect).

I refer to your consultation / email dated 24/11/2021 in respect of the above.

The proposed buildings would appear to result in the loss of approximately 8 spaces in respect of the siting of new cabins 03 & 04 plus the waste collection compound.

Based on an overall floor area of 1737m² gfa, the overall site would require a maximum of 71 spaces in accordance with LPGN 16 requirements. The submitted layout plan (Dr. No. SYH-LAW-X-X-DR-A-00003 Rev P2) appears to indicate the retention of 63 spaces. This would represent an 11% shortfall in maximum parking provision standards.

Although adequate parking provision may potentially remain at the site, I would raise concerns if parking spaces at the site continue to be lost through similar future proposals. It may be considered appropriate to request parking accumulation surveys to justify any similar future proposals.

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