

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2021/0534	Your Ref:	BB/P/2021/0534
Date:	14 th June 2021		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 349 546 5 Chapel Cottages, High Street, Gresford, Wrexham.

Development: Single storey rear extension.

I refer to your consultation / email dated 08/06/2021 in respect of the above.

The proposed development site is located on the High Street which is a classified road subject to a 30mph speed limit.

I understand that the existing dentist has no off-street parking facilities. I assume that all staff and patients will typically park on the carriageway in the vicinity of the development site along the High Street.

Based on LPGN 16 – Class D1 Use, the existing dentist (68m² gfa) would normally require a maximum of 5 parking spaces. The proposed extension would increase the total floor area to 82.8m². The increased floor area would still result in a maximum parking requirement of 5 spaces.

On the basis of LPGN 16 parking requirements, it is considered that the proposed development is unlikely to result in an increase in parking demand. I would therefore have no objections to the proposed development on highway grounds.

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