

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0609 **Your Ref:** PF/P/2018/0609
Date: 14th August 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 321 505 Cambrian House, 2 Wrexham Technology Park, Wrexham.
Development: Change of use of first floor offices to teaching / training use (in retrospect).

I refer to your consultation dated 27/07/2018 in respect of the above.

The proposed development site is located on Wrexham Technology Park off Croesnewydd Road which is a classified road subject to a 30mph speed limit.

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

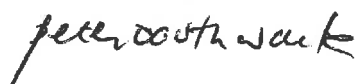
In terms of LPGN 16 requirements, I assume that the existing first floor offices come under a Class B1 Business Use requiring a maximum of 1 car space per 30m² gfa. Based on a gross floor area of 280m², the existing offices would require a maximum of 9 spaces.

The proposed change of use to Class D1 – non-residential education / training requires a maximum of 2 car spaces plus 1 car space per 25m² gfa. Based on a gross floor area of 280m², the proposed use would require a maximum of 13 spaces.

Although the Technology Park has a significant number of parking spaces available generally, the application does not indicate how many existing / proposed parking spaces are available for this development. **Could you please ask the applicant to provide this information.**

Supplementary Notes

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



 Planning Control Manager