

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0441	Your Ref:	PF/P/2018/0441
Date:	15 th June 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 504 17 Egerton Street, Wrexham.

Development: Change of use of ground and first floors from offices to beauty salon.

I refer to your consultation dated 04/04/2018 in respect of the above.

The proposed development site is located on Egerton Street which is an unclassified road (cul de sac) subject to a 30mph speed limit.

In terms of parking provision, I comment as follows:-

Parking along Egerton Street is generally restricted by double yellow lines although there are a limited number of short stay parking bays located along Egerton Street.

LPGN 16 would normally require the existing offices (B1 Use – 147m² gfa) to provide a maximum of 5 spaces. In comparison, LPGN 16 would normally require the proposed salon (A1 Use – 147m² gfa) to provide a maximum of 10 spaces.

I understand that the premises has the use of 4 existing parking spaces which are to be retained. However, a plan indicating the location of these spaces has not been provided. **I would recommend that this detail is provided by the applicant.**

In theory, the proposed development would require twice as many spaces as the previous office use. However, the site is located in Wrexham Town Centre and is considered to be in a highly sustainable location in close proximity to Wrexham Bus Station. It may therefore be considered acceptable to support the proposed development with or without the proposed limited parking provision.

I would therefore have no objections in principle 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.

A handwritten signature in black ink, reading "peter douthwaite". The signature is written in a cursive, lowercase style.

 Planning Control Manager