

MEMORANDUM



From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0241 **Your Ref:** P/2018/0241
Date: 24th April 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 325 503 Wrexham Maelor Hospital, Croesnewydd Road, Wrexham.
Development: Two-storey modular building located in the site of a demolished area of the existing hospital. The proposed building to accommodate 2 no. daycase theatres and an endoscopy suite as a replacement of the existing recently closed theatres.

I refer to your consultation / email dated 23/04/2018 including existing / proposed parking layout plans in respect of the above.

The proposed development would appear to represent a replacement / upgrading of existing hospital facilities in lieu of ageing buildings which were no longer fit for purpose..

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

There would appear to be a significant issue with parking provision at the hospital where staff and visitors compete for spaces. I understand that some staff are even parking in the nearby supermarket car park as they cannot always find spaces.

I understand that a significant number of parking spaces were previously accommodated around the areas surrounding the demolished buildings which were predominantly used by staff. Given the existing parking issues at the hospital, it would not be considered beneficial to reduce the number of available parking spaces in this location from existing provision.

Car Parking Layout Plans (Drg. Nos. SIT02 & SIT03)

The existing car parking arrangements appear to provide 72 spaces in the vicinity of the development site. The proposed car parking layout plan appears to indicate the provision of 108 spaces which is considered to be beneficial given the existing parking problems at the hospital.

I understand that the proposed development is temporary in nature, pending Wrexham Maelor Hospital re-development. On this basis, the proposed parking areas will comprise well consolidated hardcore with parking being limited to staff use in this location. The applicant states that there will be no additional staff / patients / visitors as a result of the development and it is a temporary replacement for the existing operating theatres / endoscopy suite that have had to be closed down.

Based on the above information, I have no objections to the proposed development on highway grounds and recommend any permission includes the following condition:-

CONDITION

ZJ41
026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. **Drg. No. SIT03 – Dated April 2018.**

Supplementary Notes

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

Peter Doothwaite

P Planning Control Manager