

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2015/0663 **Your Ref:** KH/P/2015/0663
Date: 27th February 2018

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 339 503 Tesco Stores Ltd, Crescent Road, Wrexham.
Development: Construction of “click and collect” canopy and works to existing car park.

I refer to your consultation / email dated 27/02/2018 in respect of the above.

I understand that there are currently 569 spaces available in the existing car park plus an additional 182 spaces available in the overflow car park to the east of the site which is currently gated off. I understand that the proposed “Click & Collect” facility will result in a loss of 16 spaces reducing the total number of spaces to 553.

The submitted existing gross floor area of 114,119 ft² / 10,602 m² would normally require a maximum of 757 spaces based on LPGN 16 – Class A1 Use. The provision of 553 spaces would equate to a maximum shortfall of 27%. If the existing overspill car park is included, then this would only equate to a maximum shortfall of 3%.

I would therefore recommend that a suitable condition is imposed requiring the submission of a “Car Parking Management Plan” to ensure that the overspill car park is made available at all times with access being predominantly out of the main shared access onto Holt Road. I understand that access from this car park onto Crescent Road is permitted by an informal arrangement with the Planning Authority ie/ during the Christmas period.

Supplementary Notes

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



Service Manager Environment