

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2018/0241

Your Ref: P/2018/0241

Date: 11th 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 dated 04/04/2018 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.

No details of the existing parking provision and proposed parking provision in the location of the development site appear to have been provided to demonstrate that there will be no reduction in available spaces at the hospital. **Could you please ask the applicant to provide suitable layout plans indicating the existing & proposed car parking spaces in the area of the development site including details of existing and proposed floor areas involved.** I would recommend that any proposed parking spaces are marked out with white lining materials.

I await the requested information.

Paul Douthwaite

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Planning Control Manager