

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0876	Your Ref:	P/2016/0876
Date:	12 October 2016		

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

Location: O. S Grid Ref: 3176 4882 The Cooperative Store, 50 Wrexham Road, Rhostyllen

Development: Erection of storage unit.

I refer to your consultation dated 22 September 2016 in respect of the above.

The site is located at the junction of Wrexham Road and Eldon Grove. The existing shop appears to be approximately 300 sq.m although this is not specified on the planning application. For a shop of this size with an A1 class use, WCBC LPGN 16 recommends 20 car parking spaces are provided; the existing shop has just 9.

The proposed erection of a storage unit reduces parking provision by a further 2; a 22% reduction in an area where there are known parking problems.

I therefore recommend that the application is refused for the following reason:

The proposal would result in the loss of vehicle parking facilities and would therefore encourage parking on the highway, with consequent risk of additional danger to all road users of the road and interference with the free flow of traffic



 Service Manager Environment