

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/0790 **Your Ref:** PF/P/2016/0790
Date: 7th September 2016

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

Location: O. S Grid Ref: 331 512 122 Rhosddu Road, Wrexham.

Development: Change of use of ground floor to provide extension to adjoining hairdressing and beauty salon.

I refer to your consultation dated 06/09/2016 in respect of the above.

The proposed development site is located on Rhosddu Road which is a busy, classified road subject to a 30mph speed limit.

The submitted location plan appears to indicate a single parking space allocated to the existing dwelling (no.122 Rhosddu Rd) located behind the property accessed off a private accessway. However, a single parking space does not appear to exist at the rear of the property in this location.

In terms of parking provision / LPGN 16 requirements, I comment as follows:-

It would therefore appear that neither the existing hair salon or proposed salon including one bedroomed flat have any parking provision within the curtilage of the site. The floor area of the existing hair salon and existing use of first floor has not been indicated in the submitted application. It is not therefore possible to fully assess existing parking requirements against LPGN 16 guidelines. **I would recommend that the applicant provides the above information.**

Based on A1 Use (maximum of a car space per 15m² gfa), the proposed salon extension (57m² gfa) would normally require a maximum of 4 additional spaces. The proposed one bedroom flat above would normally require a maximum of 1.5 spaces. This would equate to the maximum requirement of 5.5 additional spaces (excluding the existing premises) for the proposed development.

In comparison the existing dwelling (no. 122 Rhosddu Rd) would currently normally require a maximum of 3 parking spaces. No parking provision currently appears available for this property.

The proposed change of use would therefore equate to an increase in parking demand at the site. The submitted information states that parking for the salon has been agreed at the fitness gym which I assume refers to the Total Fitness Centre. Parking provision at the gym is for staff & visitors to the gym and cannot be allocated to other businesses ie/ the salon.

There is already a significant on-street parking problem in this location which has previously resulted in cars using the Total Fitness car park without consent. The area of the Total Fitness car park which was typically being abused by non-members has now been sold off and is being re-developed for residential use.. Any increase in on-street parking demand in the vicinity of the site is likely to exacerbate the existing parking problems in this area.

I would therefore be unable to support any intensification of use at the development site and would recommend the application is **REFUSED** for the following reason:-

The proposed development does not make adequate provision for the parking of vehicles clear of the adjoining carriageway.

peterson

Service Manager Environment