

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2016/0404	Your Ref:	MP/P/2016/0404
Date:	3 rd May 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 337 503 Unit 4, St. Georges Crescent, Wrexham.

Development: Change of use from Hairdressers (Use Class A1) to Financial and Professional Services (Use Class A2).

I refer to your consultation dated 27/04/2016 in respect of the above.

The proposed development site is located on St. Georges Crescent in Wrexham Town Centre. St. Georges Crescent is a busy classified road subject to a 30mph speed limit.

I assume that the existing / proposed business has no off road parking provision. However, the proposed development site has a communal layby fronting the site and is located in close proximity to a number of public car parks.

Based on LPGN 16 requirements, the existing hairdressers – 119m² gfa (Class A1 Use) would have required a maximum of 8 parking spaces. In comparison, the proposed accountants business (Class A2 Use) would require a maximum of 6 parking spaces. The proposed development will in theory result in reduced parking demand at the development site compared with its previous use.

I would therefore advise you that I do not have any objections to the proposed development on highway grounds and recommend any permission includes the following condition:-

CONDITION

ZM11 NO LIGHT SOURCE VISIBLE TO DRIVERS

026R No light source to any sign(s) hereby granted consent shall be directly visible to drivers of motor vehicles using the adjacent highway.

Supplementary Notes

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

peter o'neill

W Service Manager Environment