

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2016/0226	Your Ref:	SEH/P/2016/0226
Date:	9 th March 2016		

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

Location: O. S Grid Ref: 446 412 Scout Hut, Horsemans Green Road, Horsemans Green, Wrexham.

Development: Change of use from scout hut to community hall (Use Class D1 and D2 Mixed).

I refer to your consultation dated 07/03/2016 in respect of the above.

I understand that the existing building was previously used by the Hanmer Scout Group. I understand that this generated a number of vehicle trips and resulted in a number of vehicles parked along the adjoining highway as the site has no provision for off-road parking.

Given the limited size of the building, the proposed change of use to community hall is considered unlikely to attract any significant increase in vehicle movements or increase in demand for parking at the site compared with its existing / previous use. I assume that the majority of people attending the proposed facility are likely to be local and will walk to the site.

If concerns are raised with respect to increased vehicle movements and on-street parking as a result of the development then a temporary permission could be considered.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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



Service Manager Environment