

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/1081	Your Ref:	LB1/P/2010/1081
Date:	7 TH January 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 339 495 Hair Salon, 18 Brynycabanau Road, Wrexham.

Development: Conversion and change of use of existing hair salon to form ground floor flat.

I refer to your consultation dated 23/12/2010 in respect of the above.

The proposed development site is located on Brynycabanau Road which is an unclassified road subject to a 30mph speed limit. Although there would appear to be 2 no. off street parking spaces associated with no. 18, I assume that these are utilised by the existing flats at this property.

The development site itself does not appear to have any designated off street parking and is likely to result in vehicles parking on the adjoining highway. However, I assume that the previous hair salon would have generated a significant volume of traffic which would have also relied upon on street parking.

It is therefore considered that the proposed development will result in a reduction in demand for on street parking along Brynycabanau Road compared with its previous use as a salon.

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, 3, 4 & 5 of the supplementary notes.



Infrastructure and Planning Manager