

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0710

Your Ref: P/2010/0710

Date: 10 September 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3030 4930 Barclay Dental Practice, High Street, Ruabon

Development: Extension to existing dental practice.

I refer to your consultation dated 19 August 2010 in respect of the above site.

The site has two separate accesses on the classified highway B5605 Ruabon Road. There is a Traffic Regulation Order in place preventing on street parking in the vicinity of the site.

There are twelve parking spaces available to the front of the site.

The existing site has 4 consulting rooms for which the current LPGN 16 standard requires the provision of 8 parking spaces.

The proposed development increases the consulting rooms to 5 for which LPGN 16 recommends the provision of 10 spaces.

Given that parking provision is adequate I raise no objection to the proposals.

I recommend that any permission include the following conditions:

CONDITIONS

J01C PARKING AND MANOEUVRING TO BE KEPT CLEAR

026R The areas indicated for vehicular manoeuvring space and parking shall at all times be kept free of obstruction and be available solely for those purposes.

For Operational Manager Traffic & Transportation