

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/1083	Your Ref:	SEH/P/2010/1083
Date:	10 TH January 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 498 58 Pen Y Bryn, Wrexham.

Development: Change of use of ground floor from office to shop (A1 Use). Conversion of first floor to living accommodation.

I refer to your consultation dated 31/12/2010 in respect of the above.

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

The development site does not appear to have any designated off-street parking provision although I understand that the office is permitted to share the existing loading / delivery area to the rear of the site. I assume that the majority of staff / customers either walk to the premises or park along Ruthin Road. The section of road fronting the development site (both sides) is subject to a traffic regulation order in the form of double yellow lines.

In terms of parking provision, the existing office would normally require 1 car space per 6m² gross floor space (A2 Financial & Professional Services) in accordance with LPGN 16. I assume the ground floor and first floor are included in this class use.

In comparison, the proposed retail use would normally require 1 car space per 15m² gross floor space (A1 Small Shop Use) in accordance with LPGN 16. Given the sustainable location of the development site, the proposed 3 bedroomed flat on the first floor would normally be expected to provide 2 no. spaces.

Although I would not normally wish to support any intensification of use at the development site given the lack of parking provision, I would not envisage the proposed development to result in any increase in parking demand at the development site.

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.

A handwritten signature in black ink, appearing to read "Jim Pall". The signature is fluid and cursive, with the first name "Jim" and last name "Pall" clearly distinguishable.

Infrastructure and Planning Manager