

# MEMORANDUM



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**From:** Operational Manager Traffic & Transportation      **To:** Chief Planning Officer  
**Our Ref:** TH/DC/PP/2010/0331      **Your Ref:** SJG/P/2010/0331  
**Date:** 5<sup>TH</sup> May 2010

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## TOWN AND COUNTRY PLANNING ACT 1990

## TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

**Location:** O. S Grid Ref: 384 506 Tumble Gymnastics, Abbey Road North, Wrexham Industrial Estate, Wrexham.

**Development:** Variation of condition no. 4 of P/2008/0215 to allow extension to be used as a café.

I refer to your consultation dated 21/04/2010 in respect of the above.

The proposed development site is located off Abbey Road which is an unadopted road. I understand that Abbey Road is currently under the control of Economic Development but there is an intention to bring this road up to an adoptable standard at some point in the future.

The Access Statement previously submitted with planning application ref: P/2008/0215 described an overall floor area of 440m<sup>2</sup> with the proposed extension providing an additional area of 110 m<sup>2</sup>. LPGN 16 would normally require the provision of 1 no. car space per 15m<sup>2</sup> of gross floor space (D2 – Assembly & Leisure). This equates to the requirement for 37 no. spaces. However, only approximately 9 no. spaces appear to be available at the development site.

Dependent on the size of the café, LPGN 16 would normally require 1 no. parking space per 4m<sup>2</sup> of net public floor space (A3 Food & Drink). The introduction of such a facility at the development site is therefore likely to result in an increased demand for parking spaces compared with D2 – Assembly & Leisure use.

It was previously proposed to employ a total of 8 no. staff, some of which will require parking provision. The previously submitted Access Statement described the need for improvement works at the site to cater for tournaments and proposed to provide a changing area with what appeared to be 20 no. lockers. The current Access Statement also raises the lack of changing & eating facilities as being an issue which prevents tournaments being held at the premises.

I can only assume that any proposed tournaments are going to attract a significant number of parents / visitors who will typically arrive by car and require parking provision.

I would therefore conclude that parking provision at the proposed development site appears inadequate and I would have concerns over parking demand for such a facility and the detrimental affect this could have if visitors have to park along the private access road leading to the development site or along Abbey Road itself.

A handwritten signature in black ink, appearing to read "J. Paul".

Operational Manager Traffic & Transportation