

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0241 **Your Ref:** SJG/P/2021/0241
Date: 28th April 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 383 505 Unit 2 Abbey Close, Redwither Business Park, Wrexham Industrial Estate, Wrexham.

Development: Change of use from B2 (General Industrial) to D2 (sports Clinic / Gym Facility).

I refer to your consultation / email dated 11/03/2021 in respect of the above.

Access

The development site is located on Abbey Road which is an unclassified road subject to a 40mph speed limit. Abbey Road is one of the main arterial routes serving Wrexham Industrial Estate providing access to a significant volume of HGVs and cars.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18. Visibility from the existing access serving the site onto Abbey Road is adequate providing splays in excess of the above requirements.

Parking and Turning Provision

The proposed development site comprises 219m² gfa. Based on LPGN 16 requirements the existing unit requires a maximum of 4 spaces in accordance with Class B2 Use. The proposed clinic / gym would normally require a maximum of 15 spaces in accordance with Class D2 Use.

The proposed development (and previous business) only appears to have 2 parking spaces at the front and an informal parking space at the rear in front of the roller shutters. I would normally therefore be unable to support the proposed development given the lack of parking provision at the site. However, I understand that the applicant's will car share and use the parking space to the rear leaving the two spaces at the front for clients. The business is intended to operate on an appointment only basis with only 2 clients being permitted on site at any one time.

If the above arrangement can be controlled by a suitably worded condition to limit clients to only two at a time and any consent is imposed stating that “*the permission shall not be for the benefit of the land but shall operate for the benefit of - **Name of Company-**, whilst they operate and occupy the site*”, then I would have no objections to the proposed development on highway grounds.

Supplementary Notes

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

A handwritten signature in black ink, appearing to be 'R. K.', written in a cursive style.

Chief Officer, Environment & Technical