

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0750 **Your Ref:** MRJ/P/2020/0750
Date: 11th March 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 499 38 Pen y Bryn, Wrexham.

Development: Demolition of outbuilding and erection of new extension and plant area.

I refer to your consultation dated 08/07/2019 in respect of the above.

The existing retail unit provides 9 parking spaces. The proposed extension – 85m² gfa (assuming Class A1 retail Use) would require a maximum of 6 additional spaces in accordance with LPGN 16. However, planning consent (ref: P/2019/0255) was recently granted slightly further out of town at 94 Ruabon Road for an extension to a dental practice without any off street parking provision. The dental practice would have in theory required a maximum of 18 spaces including the proposed extension.

It would therefore seem unreasonable to object to the current application on parking grounds.

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.



Chief Officer, Environment & Technical