

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0472 **Your Ref:** MRJ/P/2020/0472
Date: 6th October 2020

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 337 497 1 Kingsmills Road, Wrexham.
Development: Change of use of shop to Tanning Salon.

I refer to your consultation dated 25/08/2020 in respect of the above.

The proposed development site is located on Kingsmills Road opposite the junction with Salisbury Road. Kingsmills Road is a busy classified road subject to a 30mph speed limit.

I understand that there is no parking provision associated with the premises.

On street parking along this section of Kingsmills Road is restricted by a Traffic Regulation Order in the form of double yellow lines. Although vehicles are permitted to park along Birch Street, Bury Street, Albert Street or Stanley Street, these side roads are already heavily subscribed by existing residents.

Based on the existing use ie/ Betting Shop, LPGN 16 Class A2 use would normally require a maximum of 4 parking spaces. Based on the proposed use LPGN 16 Class A1 use would normally require a maximum of 5 parking spaces. However, the previous use of the premises ie/ Betting Shop, is considered likely to have attracted more customers than the proposed use. Considering the previous use and relatively sustainable location of the site, I would raise no objections on highway grounds.

Supplementary Notes

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

Chief Officer, Environment & Technical