

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0380 **Your Ref:** SEH/P/2020/0380
Date: 2nd September 2020

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

Location: O. S Grid Ref: 333 499 17 - 19 Pen y Bryn, Wrexham.

Development: Conversion to Art Studio, Gallery, and Shop with apartment above.

I refer to your consultation dated 11/08/2020 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 proposed development appears to include the conversion of the first and second floors which were previously used for storage (first floor) and artist's studio (second floor). It is not clear as to the existing permitted use of the building. The existing building / use would not appear to have any off-road parking provision.

I assume that the proposed use as an art studio / gallery / shop would be a combined A1 / D1 use which would normally require parking provision in accordance with LPGN 16 based on the floor areas of each specific use. The proposed one bedroom flat would normally require a maximum of 1.5 spaces (C3 Use).

The existing / proposed building does not appear to have any off-street parking provision. However, the development site is located in relatively close proximity to Wrexham town centre. There are a number of car parks within reasonable walking distance from the site ie/ St Giles car park & Island Green car park. There is also a number of on-street parking bays along this section of Pen y Bryn / Tinters Square which allow parking for up to 30 minutes 8am – 6pm Mon – Sat.

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.

A handwritten signature in black ink, consisting of several fluid, overlapping strokes that form a stylized, cursive-like shape.

Chief Officer, Environment & Technical