

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: PR/DC/P/2019/0819 **Your Ref:** SEH/P/2019/0819
Date: 6th November 2019

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

Location: O. S Grid Ref: 377 494 Unit 105, Coed Aben Road, Wrexham Industrial Estate, Wrexham.

Development: Change of use from Class B2 (General Industrial) to Use Class D2 (Assembly & Leisure). A Health and Wellbeing Centre housing a Gym and Consultation Rooms.

I refer to your consultation dated 04/11/2019 in respect of the above.

The proposed development site is located off Coed Aben Road which is a classified road subject to a 40mph speed limit. The existing unit is accessed via an unadopted road which serves a limited number of existing industrial units.

Based on LPGN 16 requirements, the proposed development would normally require a maximum of 18 spaces. However, the existing unit only appears to have 6 parking spaces available fronting the building which would represent a 67% shortfall in parking provision compared with maximum standards.

No parking layout plan appears to have been submitted with this application and no information justifying the shortfall in parking provision has been provided.

I would recommend the applicant addresses the above issues.

Supplementary Notes

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

Peteron Thwaite

PS Chief Officer, Environment & Technical