

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0696 **Your Ref:** PF/P/2019/0696
Date: 20th September 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 487 394 The Nurseries, School Lane, Bronington, Wrexham.

Development: Change of use of building to gym for a temporary period of 12 months open for 2 days each week between the hours of Friday 6:00pm to 9:00pm and Saturday 9:00am to 3:00pm.

I refer to your consultation dated 11/09/2019 in respect of the above.

Access

The proposed development site is accessed off School Lane which is a classified road subject a 20mph speed limit.

The proposed development site is located on an unadopted, residential estate road (Bronington Park) which was constructed by Castlemead Homes. **I would recommend that Castlemead Homes are consulted on the suitability of the proposed development on their estate.**

Parking Provision

The submitted application includes a layout plan indicating potential parking provision for the proposed development / existing. The plan appears to indicate 2 spaces opposite the village shop, 2 spaces fronting the proposed gym and around 4 spaces off the existing driveway on the southern side of the property.

The number of bedrooms at the existing dwelling have not been provided. Assuming that the existing dwelling is 3 / 4 bedroomed, then the property would typically require 3 off road parking spaces. There would appear to be around 4 spaces available off the existing driveway to the south of the existing dwelling. This driveway is surfaced with loose bound materials.

There would appear to be space for 2 vehicles parked parallel behind the back of the footway fronting the property / gym. However, the space in front of the gym would potentially block access to the front doors of the building.

I assume the proposed spaces opposite the village shop are for use by shop customers. I assume that the proposed use of these spaces for the gym would conflict with shop customer use as the shop is open between 6:45am and 6:00pm on Saturdays.

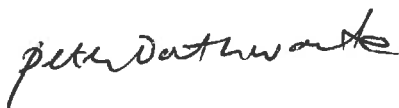
It would appear that only around 2 off road spaces would be available to those visiting the gym.

Based on LPGN 16 Class D2 requirements, the proposed gym (approx. 88m² gfa) would require a maximum of 6 spaces. The provision of 2 spaces may be considered to be inadequate and could result in vehicles parking along the estate road which is not ideal.

Given that the proposed development is located on an unadopted estate road, I would normally not make any recommendations on highway grounds. However, if the application is supported, then it may be considered appropriate to include conditions which limit the number of customers on site at any one time and allow a temporary permission to assess if any issues arise.

Supplementary Notes

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



Chief Officer, Environment & Technical

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