

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0774 **FAO:** Mared Rees-Jones
Date: 12th November 2019 **Your Ref:** MRJ/P/2019/0774

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

Location: O. S Grid Ref: 331 497 29 Ruabon Road, Wrexham.

Development: Conversion from residential to create extension to adjoining retail premises (in retrospect).

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

The proposed development site is located on Ruabon Road which is a busy, classified road subject to a 30mph speed limit.

The retail unit does not appear to have any designated off-street parking provision. However, there are a number of limited waiting (8am – 6pm - limited waiting 30mins.) parking spaces / laybys along this section of Ruabon Road and around the corner along Ruthin Road.

I understand that the existing shop has a gross floor area of 105m². The proposed shop extension (ground floor of no. 29 Ruabon Road) comprises a gross floor area of 43m² with 2 bed flat above.

If the proposed extension is considered in isolation (43m² gfa), LPGN 16 would normally require a maximum of 1 car space per 15m² gfa equating to the maximum requirement for an additional 3 spaces. Although, the proposed development site is in a relatively sustainable location, it may be considered to have the potential to increase parking demand in respect of the available on-street parking bays. 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, 2, 3, 4 & 5 of the supplementary notes.

Peter Dorthwaite

Chief Officer, Environment & Technical

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