

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0594 **Your Ref:** LP/P/2019/0594
Date: 19th August 2019

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

Location: O. S Grid Ref: 339 495 Hair Salon, 18 Brynycabanau Road, Wrexham.
Development: Change of use of hairdressers into 1 no. self-contained apartment.

I refer to your consultation dated 12/08/2019 in respect of the above.

The development site is located on Brynycabanau Road which is an unclassified , residential road subject to a 30mph speed limit.

I understand that the existing hair salon comprises approximately 34.7m² GFA. Based on LPGN 16 – Class A1 Use, the existing hair salon would normally require a maximum of 2 car spaces.

In comparison, the proposed 1 bedroom apartment would require a maximum of 1.5 parking spaces based on LPGN 16 requirements.

There would appear to be 2 no. off street parking spaces on the corner of Saxon Street / Brynycabanau Road which I assume were for the use of the existing flats (planning ref: P/2010/1081). Clarification on the use / ownership of this parking area would be useful. However, even without any off-street parking provision, the removal of the hair salon would result in a reduced parking demand at the site and reduced potential for on-street parking.

On this basis, I would have no objections to the proposed development 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 O'Sullivan

m Chief Officer, Environment & Technical