

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0518 **Your Ref:** PF/P/2019/0518
Date: 16th July 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 499 14 Pen y Bryn, Wrexham.

Development: Change of use to Tanning Salon (Sui Generis).

I refer to your consultation dated 08/07/2019 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.

I understand that the existing unit has a permitted A1 / A2 Use (LPGN16). Based on a gross floor area of 119m², the existing unit would require a maximum of 8 spaces for class A1 use or maximum of 6 spaces for class A2 use. Parking requirements in respect of Sui Generis use are not specified in LPGN 16.

The existing / proposed unit 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.

peter Oesthwaite

Mr

Chief Officer, Environment & Technical