

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/P/2019/0113	Your Ref:	MRJ/P/2019/0113
Date:	7 th March 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 503 21 to 23 Regent Street, Wrexham.

Development: Change of use of premises from A1 (Retail) to Class A2 (Professional Services) and internal and external alterations.

I refer to your consultation dated 14/02/2019 in respect of the above.

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

In terms of parking provision at the proposed development site, I comment as follows:-

The existing retail units have a gross floor area of 532m². Based on LPGN 16 - A1 Use, the existing businesses would normally require a maximum of 1 space per 20m² gross floor space. This would equate to the maximum requirement of 27 spaces. Based on LPGN 16 - A2 Use, the proposed business would normally require a maximum of 1 space per 20m² gross floor space. This would also equate to the maximum requirement of 27 spaces.

I assume that the existing and proposed businesses have no off-street parking provision.

However, the proposed development site is located in Wrexham Town Centre and is considered to be in a highly sustainable location.

Given the sustainable location of the site and similar demand for parking of the existing / proposed businesses, 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, 3, 4 & 5 of the supplementary notes.


Planning Control Manager