

MEMORANDUM

From: Planning Control Manager **To:** Chief Officer Planning & Regulatory
Our Ref: PR/DC/P/2019/0255 **Your Ref:** MRJ/P/2019/0255
Date: 9th April 2019

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

Location: O. S Grid Ref: 330 496 94 Ruabon Road, Wrexham.

Development: Change of use of ground floor to form extension to dental practice and first floor into a dental laboratory.

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

I understand that the existing Dental Practice is located at no. 96 Ruabon Road with the intention to extend the practice into the adjoining property @ no. 94 Ruabon Road which is currently a 4 bedroom dwelling.

Access

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

There is a significant demand for on-street parking along this section given the lack of off-street parking available with a number of the existing properties / businesses.

Parking / Turning Provision

It would appear that the Dental Practice has no existing parking provision within the curtilage of the site. I understand that any staff and clients arriving by car either have to park in the Council owned Victoria Rd car park or park along the existing streets eg/ Ruabon Rd, Court Rd, Edward Street, Victoria Rd. This car park has around 30 spaces.

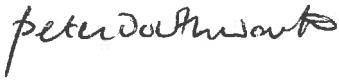
I understand that the existing Victoria Road car park is already intensively used by local residents, vehicles related with the adjoining allotments and for school drop offs at Victoria School. This car park was full during a site visit on 09/04/2019 @ 10:00.

The gross floor area of the existing dental practice at no. 96 appears to be approximately 195m². I understand the gross floor area of the proposed extension (ie/ occupying no. 94 Ruabon Rd) is 211m². Based on the above floor areas, LPGN 16 (D1 Use) would require a maximum of 18 parking spaces for the existing / proposed dental practice.

There is a significant demand for on-street parking in the vicinity of the site given the lack of off-street parking available with a number of the existing properties / businesses. Given the lack of parking provision available at the site, it is considered that the proposed development will exacerbate existing on-street parking problems in this area.

I would therefore recommend that the application be **REFUSED** for the following reason:-

The proposed development does not make adequate provision for the parking of vehicles clear of the public highway.



Planning Control Manager