

MEMORANDUM

From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/P/2019/0135

Your Ref: MP/P/2019/0135

Date: 18th March 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 393 493 Premier Decorations, Oak Road, Wrexham Industrial Estate, Wrexham.

Development: Application for Variation of Conditions nos. 1 and 4 imposed under Planning Permission Code No. P/2014/0058 to be Amended to Read as Follows:-

- Condition 1:** No use of the shop subject to this permission shall be made between 15th January and 28th January; between 1st June and 30th September and between 25th December and 31st December in any calendar year.
- Condition 4:** The premises shall not be used for any purpose within Class A1 of the Town & Country Planning (use classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-acting that order with or without amendment) other than as a retail outlet for the sale of Christmas and Halloween decorations and garden furniture / accessories / ornaments / BBQs.

I refer to your consultation dated 27/02/2019 in respect of the above.

The proposed development site is served off Oak Road which is a classified road subject to a 40mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing / proposed access onto Oak Road appears adequate providing splays in excess of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

In terms of parking provision, LPGN 16 would normally require the existing retail unit to provide 1 car space per 20m² gross floor space (based on A1 shop usage – non food retail). Based on a gross floor area of 570 m² would equate to the requirement of 29 no. spaces.

There would appear to be 15 no. spaces located to the front of the shop. Previous applications indicated that there were 85 no. spaces also available in the car park to the east of the main access road. I previously understood that there were also additional parking spaces to the rear of the development site which could be used.

Assuming the above to be correct then parking provision at the premises is considered adequate.

I therefore 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.

Peter Owen Thwaite

lw Planning Control Manager