

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning

Our Ref: EP/DC/P/2018/0974 **Your Ref:** SEH/P/2018/0974

Date: 17th December 2018

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

Location: O. S Grid Ref: 347 495 Unit 6, Whitegate Industrial Estate, Wrexham.
Development: Change of use from Class B8 and B2 to Class D2 Use for Leisure and Sporting Activities (Indoor Trampoline Park).

I refer to your consultation / email dated 17/12/2018 in respect of the above.

Access

The proposed development site is located on Whitegate Industrial Estate which I understand is managed by the WCBC Asset Management Section. Whitegate Industrial Estate is accessed off Whitegate Road which is an unclassified road subject to a 30mph speed limit.

Parking Provision

The applicant has indicated that the total proposed floor area being converted to Class D2 Use is approximately 1450m². Based on LPGN 16 – D2 Use, the proposed development would require a maximum of 1 car space per 15m² gross floor space equating to a maximum requirement of 97 spaces.

I understand that the applicant has secured a private parking area from the Council at the rear of the site which is capable of accommodating approximately 100 cars. I would recommend that the applicant submits a suitably scaled plan indicating the proposed car park including layout of spaces in accordance with LPGN 16. The proposed car park would need to be provided in perpetuity.

On this basis, I would have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

**NONSTD
035R**

(PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced, spaces marked with white lining and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Peter Northwaite

PN

Planning Control Manager