

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0663 **Your Ref:** PF/P/2017/0663
Date: 16th August 2017

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

Location: O. S Grid Ref: 348 545 19 Chester Road, Gresford, Wrexham.
Development: Change of use of first floor to Class D2 (Assembly & Leisure).

I refer to your consultation dated 15/08/2017 in respect of the above.

The proposed development site is located on the B5445 Chester Road which is busy classified, road subject to a 30mph speed limit.

The proposed development site is located amongst a number of existing commercial / retail units along this section of Chester Road. I understand that the proposed development site itself most recently operated as an Accountancy Business.

All of the above commercial / retail units have no designated off-road parking provision. However, there is an existing layby fronting the shops which can accommodate approximately 5 – 6 cars. This layby is typically used by customers and delivery vehicles. Any vehicles who struggle to park in the existing layby are likely to park in either the Plough PH Car Park, along the High Street (near to park), in the car park off Orchard View or outside the retail units on the opposite side of the road.

In terms of LPGN 16 requirements, I comment as follows:-

I understand that the first floor comprises a gross floor area of 46.9m². Based on A2 Use, the existing first floor accountancy business would require a maximum of 1 car space per 20m² gross floor space equating to a maximum requirement of 2 no. spaces.

Based on D2 Use, the proposed Pilates Studio would require a maximum of 1 car space per 15m² gross floor space equating to a maximum requirement of 3 no. spaces.

The existing premises do not have any designated off-street parking provision. However, although in theory there is a marginal increase in parking demand compared with the existing use, 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, 2, 3, 4 & 5 of the supplementary notes.

petroormwark

on Service Manager Environment