

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0566	Your Ref:	SEH/P/2017/0566
Date:	18 th July 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 336 499 Mount Street Retail Park, Mount Street, Wrexham.

Development: Siting of sales kiosk (in retrospect).

I refer to your consultation dated 12/07/2017 in respect of the above.

I understand that the existing car park serving the retail park has 213 parking spaces. The proposed sales kiosk will result in 3 existing spaces being lost with 10 spaces being re-allocated to the business.

I understand that the existing retail units on the retail park comprise a total gross floor area of 5025m². Based on LPGN 16 - Class A1 Use, the existing units would normally require a maximum of 251 spaces. Assuming A1 Use, the proposed sales kiosk (35m² gfa) would normally require 1 space per 15m² gfa equating to a maximum of 2 spaces. This equates to the overall maximum requirement of 253 spaces.

If the proposed development is supported, the parking arrangements would represent 83% parking provision (17% shortfall) compared with LPGN 16 maximum standards. Given the sustainable location of the site, 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.

peterworthwaite

M Service Manager Environment