

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0419 **Your Ref:** PF/P/2017/0419
Date: 28 July 2017

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

Location: O. S Grid Ref: 341 501 35 Smithfield Road, Wrexham.

Development: Conversion of ground floor to from extension to shop area and erection of covered area to rear (in retrospect).

I refer to your revised consultation dated 10/07/2017 in respect of the above.

The proposed development site is located on Smithfield Road which is a busy unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph due to the existing traffic calming features in place along this section.

The shop is located in close proximity to an existing crossroads of Smithfield Road, Palmer Street and Bertie Road.

There is no off street parking provision for the existing / extended shop.

In terms of LPGN 16 requirements, the extension to the existing A1 shop use would require a maximum of 3 additional parking spaces. Given the location of the shop the vast majority of customers are likely to visit the site on foot and it is therefore considered difficult to justify a refusal on highway grounds.

It is understood that the proposed extension will not result in any increase in deliveries to the premises.

I therefore advise you that I make no objection to the proposal on highway grounds.





Service Manager Environment