

# MEMORANDUM

---

|                 |                             |                  |                                  |
|-----------------|-----------------------------|------------------|----------------------------------|
| <b>From:</b>    | Service Manager Environment | <b>To:</b>       | Head of Environment and Planning |
| <b>Our Ref:</b> | EP/DC/PP/2017/0213          | <b>Your Ref:</b> | MR/P/2017/0213                   |
| <b>Date:</b>    | 22 <sup>nd</sup> March 2017 |                  |                                  |

---

## **TOWN AND COUNTRY PLANNING ACT 1990**

## **TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 336 503 Mazda House, Market Street, Wrexham.

**Development:** Change of use from A3 to D1 Health Centre to Provide Private Medical Care to the Public.

I refer to your consultation dated 20/03/2017 in respect of the above.

The proposed development site is located on Market Street which is an unclassified road subject to a 30mph speed limit. This section of Market Street is subject to a Traffic Regulation Order which prohibits parking, loading and unloading. There are 2 no. bus stops on either side of the road fronting the development site.

In terms of parking provision at the proposed development site, I comment as follows:-

The existing takeaway / restaurant has a gross floor area of 100.2m<sup>2</sup>. Based on LPGN 16 A3 Use, the existing business would normally require a maximum of 1 space per 4m<sup>2</sup> public floor space. However, details of the gross public floor space have not been provided. Based on a gross floor area of 100.2m<sup>2</sup>, the existing business would have required a maximum of 25 spaces.

Based on a gross floor area of 100.2m<sup>2</sup>, the proposed health centre (D1 Use) would require a maximum of 6 spaces.

It would appear that no off street parking provision is to be provided as part of this development.

However, the proposed development site is located in close proximity to Wrexham Town Centre and is considered to be in a highly sustainable location. In addition to the bus service which serves this area of the town, there are a number of public car parks in close proximity which include the Peoples Market, St. Georges Crescent, Bodhyfryd and Llwyn Isaf.

Given the sustainable location of the site and the likely reduction in demand for parking at 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.

*Peter Dorfman*

141 Service Manager Environment