

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0361	Your Ref:	MR/P/2017/0361
Date:	12 th May 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 335 504 25A Wingett House, Chester Street, Wrexham.

Development: Change of use to non-residential clinic use.

I refer to your consultation dated 11/05/2017 in respect of the above.

The proposed development site is located on Chester Street which is a classified road subject to a 30mph speed limit. This section of Chester Street is subject to a Traffic Regulation Order which prohibits parking. However, there are a number of on-street parking bays (limited to 30mins waiting) fronting the site and on the opposite side of the road fronting Crown Buildings.

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

I understand that the existing building was previously occupied by an estate agent. Based on LPGN 16 A2 Use, the existing business would normally require a maximum of 1 space per 20m² gross floor space. Based on a gross floor area of 97m², the existing business would have required a maximum of 5 spaces.

Based on a gross floor area of 97m², the proposed clinic (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. There are a number of public car parks in close proximity which include the Peoples Market, Bodhyfryd and Llwyn Isaf.

Given the sustainable location of the site and the minimal theoretical increase 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.

pekuDornwants

M Service Manager Environment