

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0074	Your Ref:	SEH/P/2017/0074
Date:	6 th February 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 331 501 21 Pentre Felin, Wrexham.

Development: Change of use of rear of building from B1 to A1 (for sales of guns, archery and associated items) and single storey rear extension.

I refer to your consultation dated 06/02/2017 in respect of the above

The development site is located off Pentre Felin which is a busy, classified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

The development site is served off Pierces Square which is a 4.9m wide unadopted road serving an existing commercial / industrial estate.

Visibility onto Pentre Felin is adequate providing splays in excess of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway.

In terms of parking provision, I comment as follows:-

Parking provision for the development site is at the rear of the building providing up to 4 spaces.

The existing business comprises approximately 64m² of A1 Use and 117m² of B1 Use. The existing use would require a maximum of 8 spaces based on LPGN 16 requirements. The proposed development comprises approximately 193m² of A1 Use which would require a maximum of 13 spaces based on LPGN 16 requirements.

Although there is a significant theoretical increase in parking demand for the proposed development compared with its existing use, the development site is located in a sustainable location served by adequate bus stops and car parks ie/ Island Green. Any perceived shortfall in parking provision could be offset by the provision of a commuted sum.

I would therefore 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 Dornmueller

h Service Manager Environment