

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2016/1098	Your Ref:	MP/P/2016/1098
Date:	13 th December 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 329 505 The Old Brewery Offices, Central Retail Park, Central Road, Wrexham.

Development: Change of use of part of ground floor from office (B1 Use) to consulting rooms (D1 Use) for a temporary period of 18 months.

I refer to your consultation dated 08/12/2016 in respect of the above.

The proposed development site is located within the car park of the Central Retail Park off Central Road. Central Road is a classified road subject to a 30mph speed limit and forms part of the one-way gyratory system serving this part of Wrexham Town Centre.

The building is currently used for offices providing a total of 13 no. car parking spaces.

I understand that the proposed office space (B1 Use) intended for the temporary consulting rooms (D1 Use) comprises approximately 33m² gfa.

LPGN 16 would normally require the provision of 1 car space per 30m² gross floor space (B1 Use) for the existing offices. This equates to a maximum requirement of 1 car space for the existing office space. In comparison, LPGN 16 would normally require the provision of 2 car spaces plus 1 car space per 25m² gross floor space (D1 use) for the proposed consulting rooms. This equates to a maximum requirement of 3 car spaces for the proposed development.

Although the proposed development will in theory result in a slight increase in parking demand compared with the existing use, the development site is considered to be in a particularly sustainable location and is within an acceptable walking distance from the town centre, bus station & railway station. Nearby car parks include St. Marks multi-storey car park, the railway station car park & Island Green.

Any potential shortfall in parking provision could be dealt with by way of a commuted sum.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

petersonmwhite

Mr Service Manager Environment