

# MEMORANDUM

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| <b>From:</b>    | Service Manager Environment    | <b>To:</b>       | Head of Environment and Planning |
| <b>Our Ref:</b> | P/2016/0790                    | <b>Your Ref:</b> | P/2016/0790                      |
| <b>Date:</b>    | 11 <sup>th</sup> November 2016 |                  |                                  |

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**TOWN AND COUNTRY PLANNING ACT 1990**

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

**Location:** O. S Grid Ref: 331 512 122 Rhosddu Road, Wrexham.

**Development:** Change of use of ground floor to provide extension to adjoining hairdressing and beauty salon.

I refer to your revised consultation dated 09/11/2016 in respect of the above.

According to LPGN 16 the current three bed property has a maximum parking requirement of 3 spaces. The proposed scheme would require a maximum of 5.5 car parking spaces – a shortfall of max standards of 2.5 spaces.

Parking provision in the vicinity of the site is limited; however it is located within easy walking distance of a bus stop and is close to small public car park. Most of the roads in the immediate vicinity are protected by a TRO which prevents parking on the highway.

Whilst It is acknowledged that the proposed change of use would equate to an increase in parking demand at the site, given the sustainable location I do not consider that we can justify a refusal on highway grounds.

If it is possible to make any permission personal to the applicant then I would be willing to remove my previous objection to the proposal.

*Peter Oathman*

*PO* Service Manager Environment