

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2016/0937	Your Ref:	PF/P/2016/0937
Date:	18 th October 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 499 Pen y Bryn, Wrexham.

Development: Amended design (in retrospect) following alterations on site to planning permission P/2015/0353 (Change of use to Class A1 Retail Unit, external alterations and parking areas).

I refer to your consultation dated 28/05/2015 in respect of the above.

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

The previous garage business (326m²) would normally require a maximum of 11 spaces in accordance with LPGN 16 (Class B1 Use) requirements. The garage site previously provided 8 spaces representing a 29% shortfall in parking provision.

The as-built retail unit (346m²) would normally require a maximum of 25 spaces in accordance with LPGN 16 (Class A1 Use) requirements. The as-built retail unit has provided 9 spaces representing a 64% shortfall in parking provision.

The proposed development could possibly be considered likely to result in an increase in parking demand compared with its previous use as a garage / repair centre, although the former garage / repair centre would have generated a significant number of vehicle movements throughout the day. However, the development site is in sustainable location where the majority of customers are likely to arrive on foot.

There are also a number of on-street parking bays along both Pen Y Bryn and Tenters Square which could potentially be used by customers visiting the retail unit. However, these spaces are limited to 30 minutes waiting –Monday to Saturday between 8am – 6pm and are regularly used throughout the day by existing businesses along this section of Pen y Bryn.

However, the 9 no. proposed parking spaces located at the front of the building are not clearly marked out. I would recommend that these spaces are clearly marked out with white lining material as previously recommended in respect of planning application ref: P/2015/0353.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Peter Cornworts

SM Service Manager Environment