

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2015/0862 **Your Ref:** JS/P/2015/0862
Date: 19th November 2015

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 389 454 Winifred Cottage, Whitchurch Road, Bangor on Dee, Wrexham.

Development: Change of use of ground floor doctors surgery into residential 2 bedroom flat.

I refer to your consultation dated 16/11/2015 in respect of the above.

The proposed development site is located on the B5069 Whitchurch Road which is a classified road subject to a 30mph speed limit.

The existing property is located in close proximity to the High Street / Whitchurch Road junction which is protected by double yellow lines. However, there are sections of the Whitchurch Road further away from the junction which have no parking restrictions along which residents appear to park.

The proposed development site previously operated as a doctors surgery but had no off street parking provision. I understand that around 15 – 20 patients per day visited the doctors surgery generating approximately 30 – 40 vehicle movements per day. I assume patients / staff would have had to park along the existing highway given the lack of off-street parking provision.

Based on LPGN 16 requirements (D1 Use), the existing doctors surgery would normally be required to provide a maximum of 5 parking spaces. In comparison, the proposed 2 bedroomed flat would normally be required to provide a maximum of 2 parking spaces.

The proposed change of use without any off-street parking provision is considered to be acceptable in this instance given that parking demand and traffic generation at the site will be significantly reduced compared with its previous use.

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, 2, 3, 4 & 5 of the supplementary notes.

P. Palmer

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Service Manager Environment