

MEMORANDUM

From:	Service Manager - Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0068	Your Ref:	SEH/P/2012/0068
Date:	8 th February 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 505 Elwy House, 15 King Street, Wrexham.

Development: Change of use to A1 Retail (Sunbed and Beauty Salon).

I refer to your consultation dated 31/01/2012 in respect of the above.

The proposed development site is located on King Street which is an unclassified road subject to a 30mph speed limit.

There would appear to be no off-street parking provision at the proposed development site.

Parking along King Street is generally restricted by double yellow lines although there are a limited number of short stay parking bays located to the north east further along King Street. There is a taxi rank fronting nos. 25 – 30 King Street. Additionally, the St. Marks multi storey car park is in close proximity to the development site being approximately 120m away with the Llwyn Isaf car park being approximately 300m away. Wrexham bus station is also located opposite the development site along King Street.

Although there is no parking provision at the proposed development site, the site is in a particularly sustainable location and it is considered that staff and customers are likely to either park at the nearby car parks, arrive by bus or walk / cycle to the premises.

As the proposed development represents a change of use from A2- Financial & Professional Services (Offices) to A1 – Small Shop (Sunbed & Beauty Salon), parking demand may potentially increase. It may therefore be considered appropriate to request a commuted sum in lieu of any perceived shortfall in parking provision.

Supplementary Notes

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

for Peter Dormusait
Service Manager - Environment