

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0264	Your Ref:	SJG/P/2012/0264
Date:	20 TH April 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 504 10 Lord Street, Wrexham.

Development: Change of use from A1 (Shop) to A2 (Office).

I refer to your consultation dated 12/04/2012 in respect of the above.

The proposed development is situated on Lord Street which is an unclassified road subject to a 30mph speed limit. Parking in this area is restricted by double yellow lines and the proposed development does not provide any off street parking facilities for deliveries, clients or staff. However, the St. Marks multi storey car park is in close proximity of the proposed development site being approximately 170m away and the Wrexham bus station is also located opposite the development site on King Street.

Based on A1- Small Shop usage for the existing unit , LPGN 16 would normally require the provision of 1 car space per 15m² gross floor space.

The proposed office (A2 - Financial & Professional Services) would require the provision of 1 car space per 20m² gross floor space.

Compared with the previous use, potential parking demand for the proposed office is less.

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.

P. P. Peter Dornheuer
P.P. Network and Infrastructure Manager