

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0233	Your Ref:	SJG/P/2012/0233
Date:	20 TH April 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 321 506 Unit 12 Gwenfro Units, Wrexham Technology Park, Wrexham.

Development: Change of use from office to beauty salon (A1).

I refer to your consultation dated 28/03/2012 in respect of the above.

In terms of parking provision, I comment as follows:-

Assuming a B1 Business usage for the existing unit (88m² gross floor space), LPGN 16 would normally require the provision of 1 car space per 30m² gross floor space. This would equate to the requirement for a maximum of 3 no. spaces.

The proposed salon (A1 small shop) would require the provision of 1 car space per 15m² gross floor space. This would equate to the requirement for a maximum of 6 no. spaces.

I understand that 5 parking spaces are allocated to the unit.

Given the sustainable location of the site, I would consider the proposed level of parking provision to be adequate.

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.

Peter Doonan

P.P. Network and Infrastructure Manager