

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0037	Your Ref:	JS/P/2010/0037
Date:	3 rd February 2010		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 373 502 Units 36, 37, 38 & 40 Abenbury Way, Wrexham Industrial Estate, Wrexham.

Development: Change of use from industrial use to Karting Centre.

I refer to your consultation dated 21/01/2010 in respect of the above.

Although I have no objections in principle to the proposed development, the submitted Design & Access Statement does not provide sufficient detail in terms of parking provision. Although it is proposed to provide 40 no. parking spaces, no details have been provided relating to how the business will be operated to justify the proposed level of parking provision ie/ will sessions need to be pre-booked, how many customers are likely to attend the premises at any one time, no. of karts being operated, age groups targeted (children / adults), any provision for spectators, potential for karting competitions.

I cannot therefore fully assess the application due to lack of information.

Please ask the applicant to provide a more detailed Design & Access Statement to justify the proposed level of parking provision at the development site.

In the absence of the above I would recommend **refusal** for the following reason:-

Inadequate information has been submitted to show that the proposal is acceptable in terms of parking provision.


Operational Manager Traffic & Transportation