

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0132 **Your Ref:** MP/P/2010/0132
Date: 1st March 2010

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

Location: O. S Grid Ref: 331 502 Unit 14b Island Green Retail Park, Wrexham.
Development: Change of use to veterinary surgery with ancillary retail use.

I refer to your consultation dated 23/02/2010 in respect of the above.

The proposed development site is located on the Island Green Retail Park close to the junction with Watery Road / Pentrefelin which are both classified roads subject to a 30mph speed limit.

The section of highway and privately maintained access road serving the retail park fronting the development site are subject to double yellow lines restricting waiting in this area. As the retail park provides around 360 parking spaces for the existing units, I would have no objections to the proposed development on highway grounds.

However, a commuted sum may be considered appropriate in lieu of any perceived shortfall in parking provision compared with its previous permitted use.

Supplementary Notes

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


Operational Manager Traffic & Transportation