

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2009/1043	Your Ref:	LB1/P/2009/1043
Date:	20 th January 2010		

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

Location: O. S Grid Ref: 333 498 38 Eddig Road, Wrexham.
Development: Change of use from dwelling to hairdressers.

I refer to your consultation dated 05/01/2010 in respect of the above.

The proposed development site is located on the corner of Eddig Road / Colemere Street which are both unclassified, residential roads subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph along this section given the geometry of the road.

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

The existing / proposed property has no off street parking provision. LPGN 16 would normally require the existing 1 bedroomed flat to provide a maximum of 1.5 spaces compared with the proposed salon which would normally be required to provide 2 no. spaces for a gross floor area of 31m² (A1 – Small shop use).

However, there is a public car park (approximately 18 no. spaces) within 50m of the development site. Although on-street parking is restricted for a short section immediately fronting the site along Eddig Road, the majority of Colemere Street and Eddig Road is unrestricted. Although there would appear to be a significant element of on street parking in this area, I would have thought that the majority of customers using the proposed salon would be local and are likely to arrive on foot. There is an existing hairdressing salon on the opposite side of Colemere Street / Eddig Road.

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.

JMR
Operational Manager Traffic & Transportation