

From: Charlotte Beattie
To: Phil Palmer
Date: 19/01/2010 09:42
Subject: P/2010/0002 19 Grosvenor Road, Wrexham

Phil

I have had a look at this and calculated that the gross floor area of the existing building to be 270 m2 and the portable cabin would add a further 25.5 m2.

This floor area of 295.5 m2 would require 49 spaces to satisfy LPGN16. The existing site would already fall short of the maximum standards required, as only 12 spaces could be provided.

It is however located within a designated commercial office area of Grosvenor Road and easy walking distance to bus and train station for staff and customers which would justify an office with no parking provision. There was a large two storey extension further along at 33 Grosvenor Road which was approved in 2002, P/2002/0407.

The cabin would be located to the rear and temporary so that it would have no long term impact on the character of the Conservation Area and would be willing to support this if the applicant can confirm gross floor area and demonstrate what if any access provisions into the building would be required. Although the above calculations are just an estimate, I am hoping the above information would address your concerns so this would not need to go to Committee?

Thanks
Charlotte

Comms Sec

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