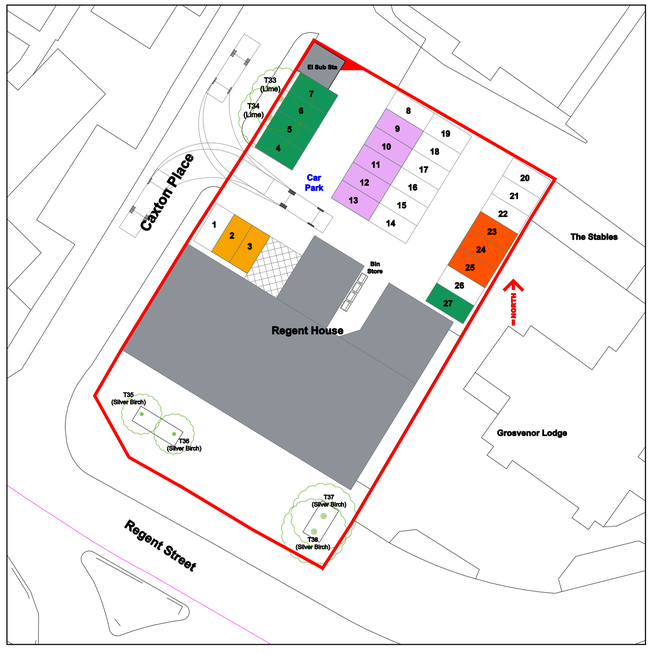
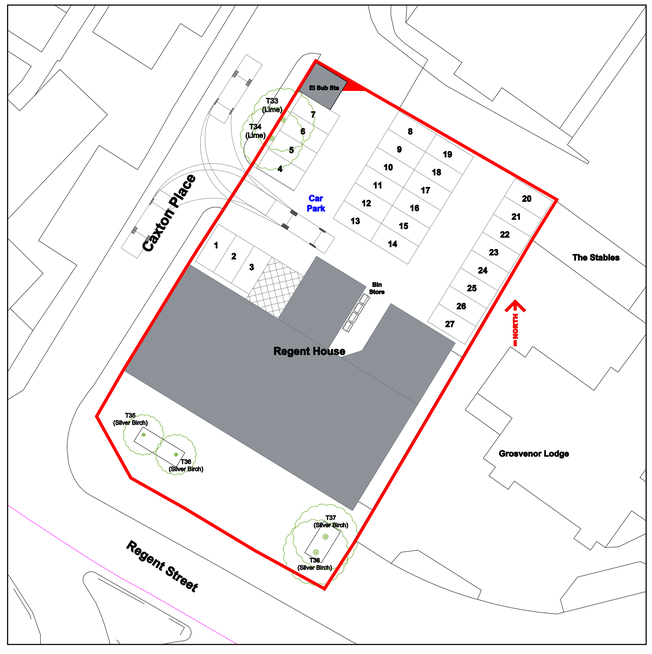


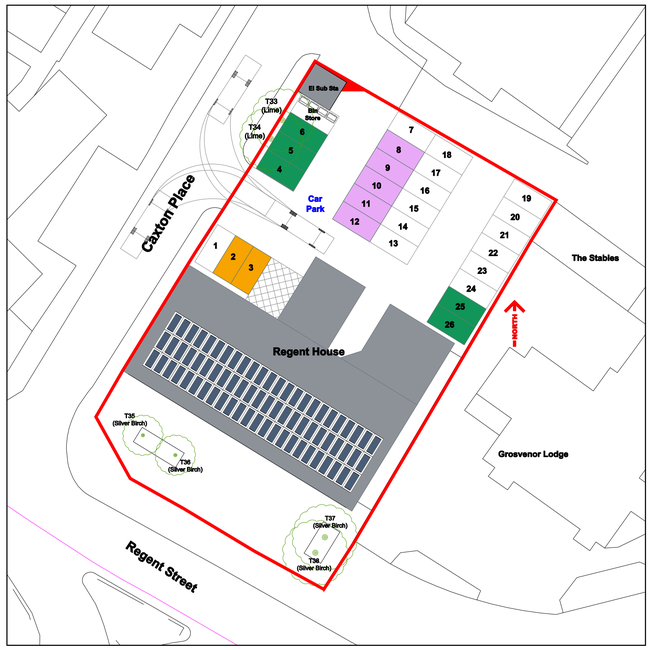
Existing Car Park Availability Plan 1 (Peak Hours)
1:350

12 unallocated & available.



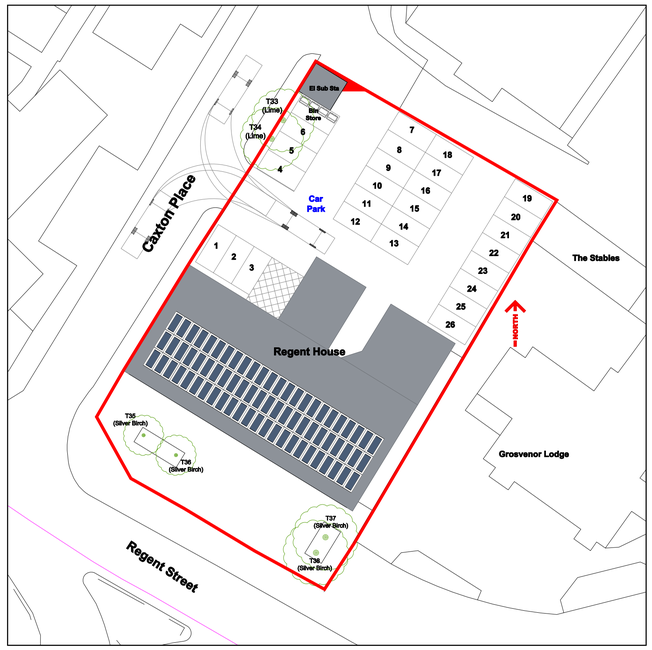
Existing Car Park Availability Plan (Outside Peak Hours)
1:350

27 unallocated & available.



Proposed Car Park Availability Plan 1 (Peak Hours)
1:350

14 unallocated & available.



Proposed Car Park Availability Plan 2 (Outside Peak Hours)
1:350

26 unallocated & available.

PROPOSED PART CHANGE OF USE TO RESIDENTIAL STUDIOS
REGENT HOUSE, REGENT STREET, WREXHAM LL11 1PR
CAR PARK AVAILABILITY PLANS

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Parking Key:-

- Unallocated
- Unit 1A
- Unit 1B
- Unit 2
- 1st Floor (Suite 2)

Existing Swept Path Turning Arrangements

The existing swept path turning arrangements can accommodate a service or delivery vehicle which has previously been accepted under historical planning consents.

Existing Parking Arrangements

The opening hours differ for each unit, and the Landlord has further parking agreements/restrictions.

The current total capacity of the car park is 27 spaces, which was increased from 24 spaces following a redesign under historical application P/2018/0093.

Existing Parking Arrangements Peak Hours:-

	Unit	Allocated Spaces
•	Unit 1A	5 Parking spaces
•	Unit 1B	5 Parking spaces
•	Unit 2	2 Parking spaces
•	1st Floor (Suite 2)	3 Parking spaces

- The remaining spaces which were let to the upper floor Tenants are now vacant.
- **Therefore 12 parking spaces are unallocated during peak hours.**

Existing Parking Arrangements Outside Peak Hours:-

- Unallocated: 12 spaces are permanently available around the clock,
- Allocated: 15 spaces are freed up and become available for general use.
- **Therefore 27 parking spaces are unallocated outside peak hours.**

Proposed Parking Arrangements

Relocating the existing bin store as part of the proposal for Fire Regulations will reduce the total number of parking spaces by 1 to 26.

- A further 3 spaces from the 1st Floor would become available if this application is granted.
- Therefore depending on the specific time of day, and day of the week, the car park availability will range from a minimum of 14 spaces (during peak opening hours) up to the full 26 spaces (outside peak hours).

Osborne House

PLANNING APPLICATION DRAWING

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DRAWING TITLE: **CAR PARK AVAILABILITY PLANS**	DATE: **20 / 08 / 2026**
CLIENT: OSBORNE HOUSE LTD	SCALE: AS SHOWN @ A1
PROJECT: PROPOSED PART CHANGE OF USE TO RESIDENTIAL STUDIOS REGENT HOUSE, REGENT STREET, WREXHAM LL11 1PR	FILE NAME: PLANNING01
	DRAWN BY: RAJ
DRAWING NO: **806.7 \ OBH \ 200 \ 08**	REV: -