Application to Vary Condition 3 of Planning Permission P/2018/0610

Property Address: Wrexham Kitchen & Cafe, 12 Brook Street, Wrexham, LL13 7LL

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1 Introduction

1.1 This statement has been prepared on behalf of our client in support of an application for planning permission as described on the front cover of this document. The application is supported by the following drawings and documents.

- Existing Location Plan and Parking Spaces Location
- Site Block Plan
- Existing Ground Floor Plan
- Existing Roof Plan
- Existing Front Elevation
- Existing Rear Elevation
- Existing Side Elevation
- Design and Access Statement
- Decision Letter for previous application numbered P/2018/0610
- Pre-Advice Application Decision Letter

1.2 The purpose of this statement is to provide a brief description of the site and its context and introduce the principles of the design.

1.3 We are applying to vary condition 3 of planning permission **P/2018/0610** to remove the restriction on **selling food and drink for consumption on the premises only** under Section 73 of the Town and Country Planning Act 1990. The planning permission granted on 25.09.2018 for the operation of a coffee shop at 12 Brook Street, Wrexham, LL13 7LL.

1.4 Current Condition 3

The current Condition 3 states: "The sale of food and drink shall be restricted to consumption on the premises only. No food or drink is to be sold for takeaway or off-premises consumption.

1.5 Proposed Variation

Our coffee shop operates from 8 a.m. to 6 p.m. To ensure the sustainability of our business within these hours, we request a variation to Condition 3 to remove the restriction on the sale of food and drink for consumption off the premises.

2 Surrounding Area

2.1 The site is located on the 12 Brook Street, Wrexham, LL13 7LL.

2.2 Wrexham city centre is a vibrant area in North Wales with a rich history, a creative spirit, and many attractions.

2.3 The surrounding area is home to a variety of coffee shops, offering a mix of independent cafés and well-known chains. These coffee shops cater to both locals and visitors, providing a relaxing space to enjoy coffee, tea, pastries, and light bites. Many of them have a cozy, welcoming atmosphere, with some offering outdoor seating for those who wish to enjoy their drinks in the fresh air.

2.4 Wrexham's coffee shops often play a central role in the city's social life, with many serving as meeting spots for friends, business gatherings, or casual stops during shopping trips. Given its location in North Wales, coffee shops in Wrexham city centre may also highlight local specialties or feature cozy interiors with unique décor, providing a true sense of the

community. Additionally, some coffee shops in the area may also offer takeaway and delivery services, meeting the needs of busy professionals and those on the go.

2.5 The application site area is located on the Google Earth image within the red line.



3 Site Characteristics

3.1 The site is of a rectangular shape and extends to an area of approximately 70 m².

3.2 The primary entrance to the site at present is from Brook Street and the rear service entrance is accessed via road Vicarage Hill.



*Primary Entrance



*Rear Service Entrance

4 The Design Proposals

4.1 Use & Amount

The project site is very close the main pedestrianised thoroughfares, Wrexham Central train station, Wrexham bus station and Wrexham central arcade shopping centre. These areas are located approximately 5 minutes' walk away. The immediate area is predominantly urban in nature and is populated with several local businesses.

Our current business consists of a kitchen, a restroom, and a customer seating area within a net area of approximately 63 m². The customer seating area has a capacity of 25 people.

4.2 Layout

There will be no changes to the layout or the seating capacity.

4.3 Scale

Not applicable

4.4 Landscaping

Not applicable

4.6 Appearance

Not applicable

4.7 Access

The primary entrance to the site at present is from Brook Street and the rear service entrance is accessed via road Vicarage Hill. There will be no change in the building entrance route. The rear entrance section, which is in the form of a courtyard, will be used covered with the construction of the proposed project on the upper part of this area. There will be no wall construction on the side surfaces. The garbage area within the existing rear entrance courtyard will be revised and enlarged. The boundaries of this area will be determined with metal mesh to determine the boundaries of the garbage bins and to prevent them from obstructing the entrance door.

5 Justification for the variation

5.1 **Responding to Market Demand**

There is increasing demand for takeaway and delivery services, especially due to recent changes in consumer behaviour. Allowing off-premises sales will enable us to meet this demand and continue serving our customers effectively.

Our evaluations of businesses in the same sector as ours, located near our premises, are as follows.

Coffee Shop,	30 Lord St, Wrexham LL11 1LR,
Coffee Shop,	1 Rhosddu Rd, Wrexham LL11 1AT
Coffee Shop,	11 Hill St, Wrexham LL11 1SN
Coffee Shop,	38 Regent St, Wrexham LL11 1SA
Coffee Shop,,	1-2 High St, Wrexham LL13 8HP

The locations of these businesses have been selected from those situated on roads marked with double yellow lines, where vehicle entry is prohibited, or parking is not allowed. These businesses provide off-premises sales for their customer. In order to compete with such businesses in the same area and ensure the sustainability of our establishment, we respectfully request the removal of the condition outlined in the planning application numbered **P/2018/0610**.

5.2 **Supporting Business Viability**

Expanding our sales to include off-premises sales will help improve our business viability, especially during non-peak hours. This will contribute to the long-term sustainability of the business, allowing us to retain staff and support the local economy.

5.3 **Alignment with Local Policy Objectives**

We believe this variation aligns with local planning policies that encourage economic development and support for local businesses. The proposed variation would increase the accessibility of our products to local residents, adding convenience and choice within the community.

5.4 **Addressing Potential Concerns**

- **Traffic and Parking**: Our facility is located near **six street parking** areas within walking distance, which are expected to accommodate any potential increase in vehicle traffic resulting from take-away orders. We have specified the locations of these parking areas and their distances to our business in detail in the location plan drawing.

  Package delivery pickups will be handled through the rear service entrance door of the facility, ensuring no interference with the existing coffee shop service area. Additionally, to minimize the impact on parking, we will encourage order pickups by bike or on foot.

- **Waste and Litter Management**: We will implement an enhanced waste management plan, including additional waste bins on-site and regular litter sweeps around the property, to ensure there is no adverse impact on the surrounding area.

6 Conclusion

We trust that above information's will assist in your assessment of our application. We are committed to operating in a manner that is respectful of the local community and in line with council objectives.

Please feel free to contact us if you have any questions or require further clarification. Thank you for your consideration.

Gulsah MALKOC
Director

