MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sarah Hill
Our Ref:	ET/DC/DB/P/2025/0084	**Your Ref:**	P/2025/0084
Date:	19 March 2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: AMRYWIO AMOD 3 CANIATÂD CYNLLUNIO P/2018/0610 I DILEU'R CYFYNGIAD AR WERTHU BWYD A DIOD / VARIATION OF CONDITION 3 OF PLANNING PERMISSION P/2018/0610 TO REMOVE RESTRICTION ON THE SALE OF FOOD AND DRINK

LOCATION: 12 BROOK STREET, WREXHAM, LL13 7LL

I refer to your consultation / email dated 10/02/2025 in respect of the above.

The proposed development site is located on Brook Street which is a busy classified road subject to a 20mph speed limit. The development site is located in close proximity to the T junction with Vicarage Hill and the busy 4 arm signalized junction of Brook Street, Town Hill, St. Giles Way and Bridge Street.

Brook Street is subject to a traffic regulation order imposing no waiting / no loading at any time. The site has no off-street parking provision within the curtilage of the development site. There are a limited number of 30 minute waiting bays further along Brook Street and along Town Hill. However, these spaces are already heavily used by existing shop owners / customers / member of public.

There are a number of car parks nearby including St. Giles and Island Green. However, hot food takeaways tend to attract a high proportion of car borne and short stay customers which, without adequate accessible parking, can affect traffic flow and road safety. Often there is an increased occurrence of indiscriminate parking and interruption to the steady flow of traffic along the adjoining highway. Customers are typically tempted to park for short periods close to the premises, often jeopardizing the safety of other road users and pedestrians or park in adjacent residential streets thereby inconveniencing residents.

Given the proximity of the proposed development site to the aforementioned T junction and signalized junction, it is considered that the lack of parking provision at the site will result in indiscriminate parking / waiting in this location which would be incompatible with through traffic interests and a potential source of danger to road users and pedestrians.

The applicants Design and Access statement references numerous other coffee shops that provide off premises sales for customers. It is accepted that there are other takeaways nearby, which probably tempts delivery drivers to park on Brook St or Vicarge Hill. The LHA are concerned that there would be an increasing cumulative effect should this application be granted approval.

In addition to the risk of parking congestion, there is an increased risk of litter on the road & footpaths to consider. The applicant's proposals to mitigate this risk are noted, although it would be difficult to police and asses the success of any efforts.

On balance, the proposals submitted do not adequately demonstrate that this application would not increase the risk of additional parked traffic on Brook St and Vicarage Hill.

I would therefore recommend that the application to remove the condition be REFUSED for the following reasons:-

1. The proposed development does not make adequate provision for the parking of vehicles clear of the public highway.

2. The establishment of such a development in this location would be incompatible with through traffic interests in this location, and a potential source of danger to road users and pedestrians.

3. Inadequate provision for cycle parking in accordance with LPG16 and failure to demonstrate that efforts to deliver by cycle or encourage collection by foot would discourage motor vehicle collections.



On behalf of Chief Officer, Environment & Technical