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Planning Statement



Statement prepared for:

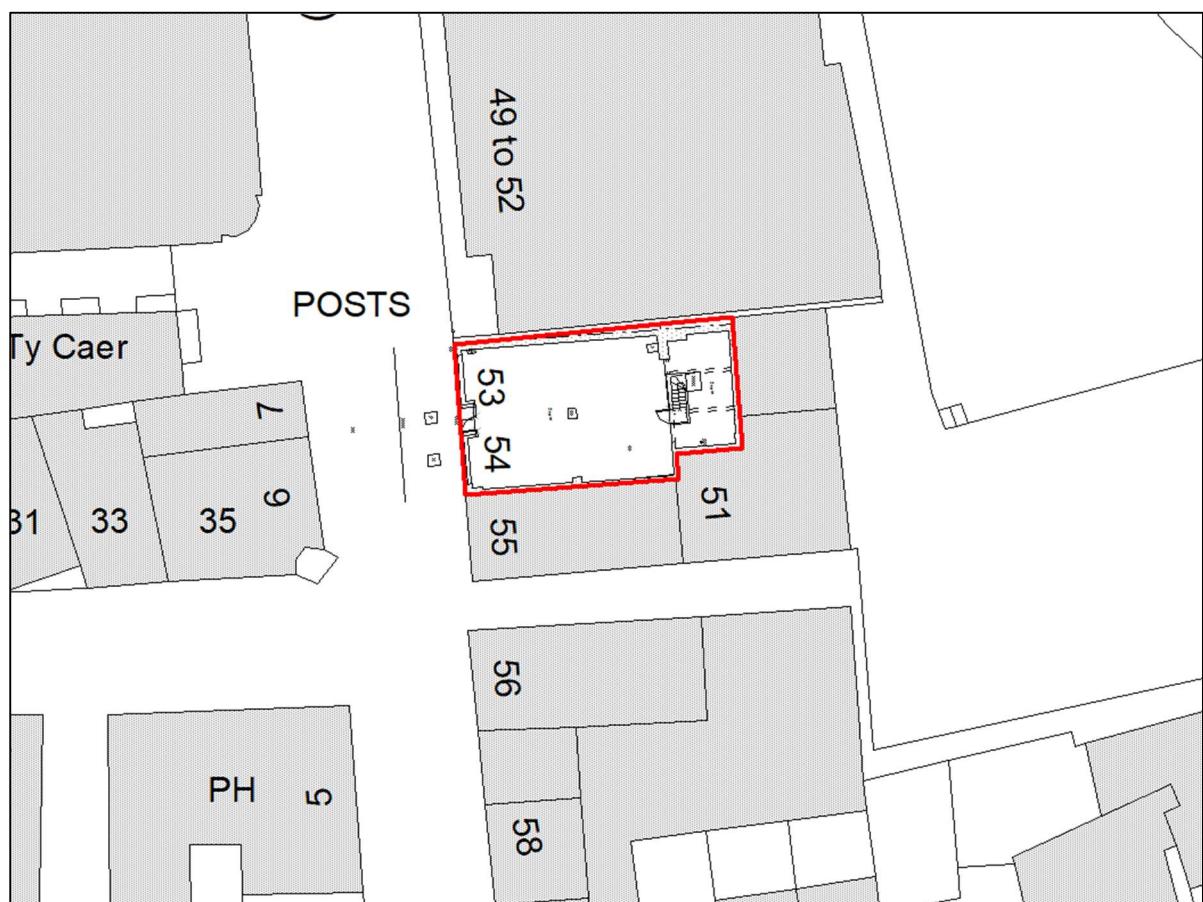
Mr. Arek Chelipa
53 Chester Street,
Wrexham.
LL13 8BA

Statement required for:

Proposed variation of condition 3 to allow take-away service and extended opening time until 10pm at previously agreed restaurant under application no: P/2022/0913.

1. Brief:

- 1.1 We have recently obtained approval for the change of use from Class A1 Retail to Class A3 Restaurant at 53 Chester Road, Wrexham.
- 1.2 Upon receiving the decision notice it was deemed that condition 3 was restrictive in terms of not allowing a takeaway service to be run from the restaurant.
- 1.3 Variation of this condition will allow the business to compete with other restaurants who currently offer a takeaway service.



1.
Existing Site Plan

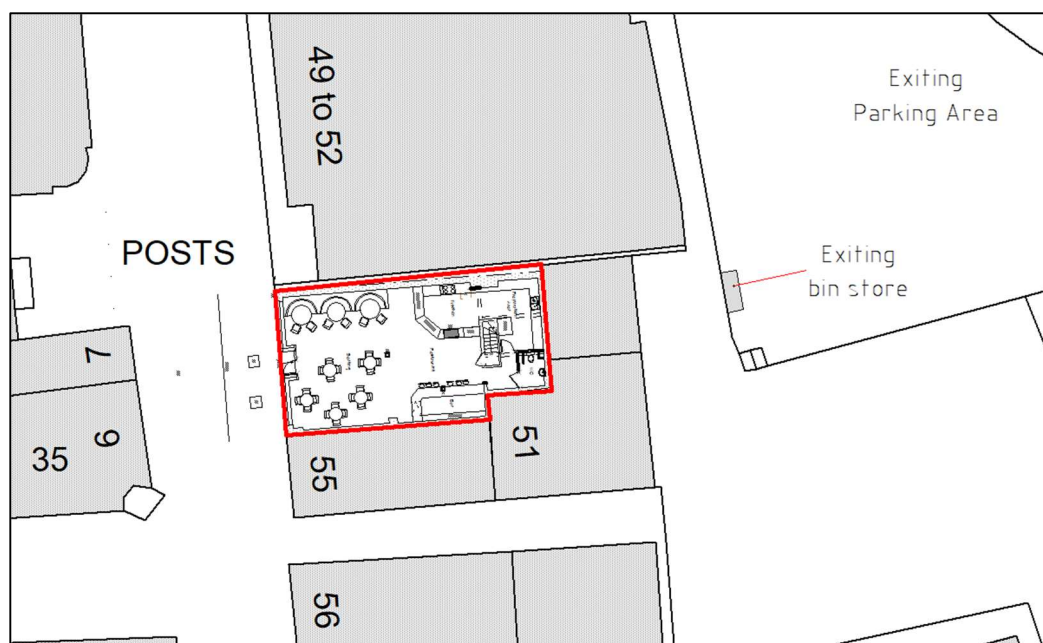
2. Economic Context

- 2.1 On reflection following the decision notice issued by WCBC with the restrictive condition 3 it is felt the clients target audience would use competitors rather than their service due the inabilities to offer a takeaway service.

- 2.2** Establishments in Wrexham offer a takeaway service, this service which is offered by business in the city centre effectively saved their business during the covid 19 pandemic. This service has been continued due to its success.
- 2.3** We understand the condition imposed under this application was added for protection of amenities and concerns raised by highways. Just next door a restaurant occupies a large unit, we are aware they indeed offer a take away service as noted on their website.
- 2.4** With many empty units in the town centre its imperative the Local Authority look to support new business ventures and allow unoccupied units to become occupied but remain occupied, it is felt the condition attached to the permission could be the difference.
- 2.5** The target audience have the luxury in the City Centre of establishments that cater for meals/drink's and are open until 10/11pm. For this reason we believe extending the opening times to 22.00 on any day will assist with enticing customers into the establishment.

3. Access, including movement to and from the site:

- 3.1** Market Street car park is currently used as parking to access the building. This car park provides free parking for customers after 11am.
- 3.2** Market Street car park can be accessed via Market Street, Wrexham from either Holt Street or the A5152. Other car parks are in close proximity which could also serve the restaurant such as the library car park and water world which also offer the free parking after 11am.



**2.
Proposed Site Plan**

- 3.3** It is not thought offering a takeaway service would impact on amenity or highways in a detrimental way in comparison to the existing uses surrounding the application site.
- 3.4** Although the takeaway service may offer a delivery service coinciding with competitors the various number of car parking spaces and parking bays located on High Street or Chester Street outside of the pedestrianised area will not have a detrimental effect on highway safety or amenity.
- 4. Conclusion:**
- 4.1** Restrictive conditions such as condition 3 on permission P/2022/0913 would have a detrimental effect on customers wanting to use the service provided. To generate additional footfall to the area a takeaway element could offer just that, and the requirement to visit the establishment to sit in following an excellent takeaway meal/drink.
- 4.2** The local authority are aiming to increase footfall in the city centre bringing the heart back into the City. It's understood that approximately 20% of units are empty in the City centre. The addition and support of applications to remove conditions which could have a negative impact on a new business venture is seen as a positive step to allow businesses such as the one proposed to prosper.
- 4.3** Having received some pre-application advice from a planning officer to the format of application required I don't believe the local authority have a justifiable reason to refuse this variation of condition application with regards to the surrounding unit uses and excellent car parking facilities and layby parking spaces a stones throw away from the application site.
- 4.4** It is therefore suggested Condition 3 is varied to read: *No use of the restaurant/takeaway shall be made except between the hours of 09.00 and 22.00 on any day.*

Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd