

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Louise Phillips
Our Ref:	ET/DC/P/2023/0468	Your Ref:	P/2023/0468
Date:	6 September 2023		

TOWN AND COUNTRY PLANNING ACT 1990

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CHANGE OF USE FROM CLASS A1 (CHEMIST) TO CLASS A3 (HOT FOOD TAKEAWAY)

57 MARKET STREET RHOSLLANERCHRUGOG WREXHAM

Grid Ref: E 329099.18 N 346329.56

I refer to your consultation / email dated 02/08/2023 in respect of the above.

Ordinarily we would request parking in accordance with LPGN16, however this is an existing building with existing retail use designation in a highly sustainable location with existing car parking in numerous locations within 100m.

We have no objection to this change of use SUBJECT to the applicant demonstrating they have provision for bin and waste management without obstructing the public highway and footpath at any time.

It is unclear if there is a rear access and space available for bin storage. The importance of this with the potential increase volume rebutting to fast food take away is increased.

To move the application on, can a suitably worded condition be applied reinforcing the highway and public footpath should not be used for bin/refuse storage at anytime

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Chief Officer, Environment & Technical