

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: P/2018/0439

Your Ref: P/2018/0439

Date: 17 September 2018

Town and Country Planning Act 1990

Section 78 Appeal at Gwersyllt Newsagents, Hope Street, Gwersyllt

I am satisfied with the original response made to this application and wish to inform you that I have no further comments to add.

A copy of the response is attached for your information.

Peter Deaith

HN Service Manager Environment

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0439	Your Ref:	P/2018/0439
Date:	3 July 2018		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3189 5326 Gwersyllt Newsagents, Hope Street, Wrexham
Development: Change of use from retail unit to hot food outlet

I refer to your consultation dated 5 June 2018 in respect of the above.

The proposed development site is located on Hope Street which is a busy, classified road subject to a 30mph speed limit.

There are no parking restrictions along Hope Street although there are a couple of H bar markings to ensure accesses are not blocked by vehicles and a keep clear road marking across the junction into the neighbouring dwellings.

LPGN 16 – A1 Use would normally require a maximum of 1 car space per 15m² gross floor space. Based on an estimated gross floor space of 58m², the newsagents would normally require a maximum of 4 spaces.

LPGN 16 – A3 Use would normally require a maximum of 1 car space per 4m² public floor space. Based on a public floor space of 20m², the takeaway would normally require a maximum of 5 spaces.

There is only one parking space available at the site.

Based on LPGN 16 requirements, the proposed takeaway will result in an increased demand for parking at the site compared with its previous use. It is also likely to attract more car borne customers than the existing shop.

The use of adjoining car parks which are not under the ownership of the applicant cannot be taken into account as alternative parking provision as these are used by other businesses and cannot be guaranteed in perpetuity.

Hot food takeaways tend to attract a high proportion of car borne and short stay customers which, without essential accessible parking provision, can affect traffic flows and road safety. Often there is an increased occurrence of obstructed parking and interruption to the steady flow of traffic along the roads adjacent to the premises. Customers may be tempted to park for short periods to visit takeaway premises, often jeopardising the safety of other road users and pedestrians.

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

- The proposed development does not make adequate provision for the parking of vehicles clear of the adjoining carriageway.
- The establishment of a development of this nature in this location would be incompatible with through traffic interests and a potential source of danger to road users.

Service Manager Environment