

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0913 Res(1)	Your Ref:	AB/P/2022/0913
Date:	17/11/2022		

TOWN AND COUNTRY PLANNING ACT 1990

**NEWID DEFNYDD ADEILAD O DDOSBARTH A1 (MANWERTHU) I DDOSBARTH A3 (BWYTY) /
CHANGE OF USE OF BUILDING FROM CLASS A1 (RETAIL) TO CLASS A3 (RESTAURANT)**

53 CHESTER STREET WREXHAM

Grid Ref: E 333634.7 N 350309.74

I refer to your consultation / email dated 16/11/2022 in respect of the above.

The proposed development is located on Chester Street which is a classified road subject to a one way system whereby vehicles are only permitted to travel in the northerly direction.

Chester Street is a pedestrianised zone in which all vehicles are prohibited Mon – Fri 11:30am – 5pm and Sat 9:30am – 5pm and Sun 1pm – 5pm. Disabled badge holders and loading / unloading is permitted at all other times.

I assume the existing loading / unloading bay to the rear of the premises will still remain for use by any proposed development. This facility is currently accessed off the Market Street public car park to the rear of the development site. This should avoid the need for deliveries to take place along Chester Street.

There does not appear to be any parking provision at the proposed development site for either staff or customers. However, the premises are located within the town centre and there are a number of public car parks within close proximity to the site which are within easy walking distance.

The current Class A1 Retail Use would normally require a maximum of 1 car space per 15m² GFA. In comparison, the proposed A3 Restaurant Use would normally require a maximum of 1 car space per 4m² public floor space. Although in theory, parking demand for the restaurant is likely to be higher than parking demand for the existing use, I would have no objections to the proposed development given the sustainable location of the site.

Any perceived shortfall in parking provision could be dealt with via a commuted sum.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

A handwritten signature in black ink, consisting of a stylized 'K' followed by a horizontal line and a small loop.

Chief Officer, Environment & Technical