

50/52 Regent Street, Wrexham.LL11 1RR

LPA Ref P/2021/0678.

FAO Simon Greenwood.

Explanatory Planning Statement.

The application site is located within the designated shopping area of Wrexham Town Centre and forms a double fronted unit (Units 3 and 4) on the ground floor.

The previous use was as the Game Store but this use ended in April 2019 and the premises have been vacant to the present day.

The premises have been marketed since this time by Beresford Adams Commercial and details of the marketing is given below.

The application proposal seeks to change the use of the units to an A3 restaurant with takeaway facilities and deliveries. The front entrance will be retained and lead to an area of tables and window seating. At present there are no proposed elevational changes and any signage will be submitted separately.

A service counter is provided and to the rear is the food preparation, kitchen and storage areas.

The equipment on site for the food preparation and cooking is listed below.

- 1 Pizza Oven
- 2 Make-line
- 3 shelves for storage
- 4 walk-in chiller
- 5 walk-in Freezer
- 6 toilet
- 7 sink
- 8 counter for computers
- 9 tables

The Council's Environmental Protection Officer has commented on the application and requested details of the extraction system required.

As can be seen from the list of the equipment to be installed , and the submitted plan, the only cooking undertaken is pizza in an enclosed pizza oven The only emission is heat.

There is to be no frying equipment within the kitchen and therefore it is contended by the applicants that no extraction is required.

Being a town centre location the proposed opening times are as follows:-

Opening time

11am to 12am sun to Thur

11am to 1pm Fri-sat

These opening times are similar to many in the surrounding area and are felt to reflect the general character of the area.

As mentioned previously, the vacant premises have been marketed by BA Commercial since April 2019. The sales details are attached. In addition an email of confirmation of the marketing from Robbie Clarke of BA Commercial is also attached.

This email confirms the date of marketing and also that the only enquiries received for the property are for fast food takeaway with no retail enquiries received.

Mr Clarke additionally contends, that in his view ,the unit position does not work from a retail standpoint given the street is unpedestrianised and on the edge of the retailing area.

Given the length of time the property has been marketed it is safe to assume that a retail use is not going to be forthcoming.

Planning policy normally requests that retail properties are advertised for a minimum of 12 months to ascertain an element of need before any changes from retail to other uses in a town centre location are considered. In this instance the property has had 2 years of marketing and no retail user has come forward.

As such, given the marketing and the character of the proposed use it is considered to be appropriate and will enhance the vitality, footfall and viability of the town centre at this location.