

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0610	Your Ref:	PF/P/2018/0610
Date:	14 th August 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 501 12 Brook Street, Wrexham.

Development: Change of use from Hairdressers to Coffee Shop (in retrospect).

I refer to your consultation dated 31/07/2018 in respect of the above.

The proposed development site is located on Brook Street which is a busy classified road subject to a 30mph speed limit. The development site is located in close proximity to the busy 4 arm signalized junction of Brook Street, Town Hill, St. Giles Way and Bridge Street.

Brook Street is subject to a traffic regulation order imposing no waiting / no loading at any time. The site has no off-street parking provision within the curtilage of the development site. There are a limited number of 30 minute waiting bays further along Brook Street and along Town Hill. However, these spaces are already heavily used by existing shop owners / customers / member of public.

Although I would have no objections to a coffee shop in this location, I would recommend that no hot food is allowed to be taken off the premises ie/ a takeaway.

There are a number of car parks nearby including St. Giles and Island Green. However, in the case of hot food takeaways, these tend to attract a high proportion of car borne and short stay customers which, without adequate accessible parking, can affect traffic flow and road safety. Often there is an increased occurrence of indiscriminate parking and interruption to the steady flow of traffic along the adjoining highway. Customers are typically tempted to park for short periods close to the premises, often jeopardizing the safety of other road users and pedestrians or park in adjacent residential streets thereby inconveniencing residents.

Given the proximity of the proposed development site to the signalized junction of Brook Street / Bridge Street / St. Giles Way / Town Hill, it is considered that the lack of parking provision in respect of any potential takeaway element at the site will result in indiscriminate parking / waiting in this location which would be incompatible with through traffic interests and a potential source of danger to road users and pedestrians.

However, providing the proposed coffee shop is limited by condition with no hot food being sold for consumption off the premises, then I would have no objections to the proposed development on highway grounds.

I therefore have no objections to the proposed development and recommend any permission include the following condition:-

CONDITION

NONSTD USE AS COFFEE SHOP ONLY

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The premises shall not be used for any purpose within Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), other than as a coffee shop. For the avoidance of doubt, no hot food shall be sold for consumption off the premises.

Supplementary Notes

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

Peter Douthwaite

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Planning Control Manager