

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0188	Your Ref:	P/2018/0188
Date:	26 March 2018		

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

Location: O. S Grid Ref: 3069 5219 23 Darby Road, Brynteg

Development: Change of use of ground floor shop (use class A1) to a hot food takeaway (use class A3)

I refer to your consultation dated 19 March 2018 in respect of the above.

The proposed development site is located on Darby Road; a classified highway subject to a 30mph speed limit.

The proposed site is located amongst a number of existing commercial / retail units along this section of Darby Road. The site itself currently has an A1 planning class use.

There is an existing layby fronting the shops which can accommodate a number of vehicles. This layby is typically used by customers and delivery vehicles.

The ground floor appears to comprise a gross floor area of 50m². LPGN 16 recommends the provision of 4 parking spaces for the existing A1 use. Based on the proposed A3 use, the takeaway would require a maximum of 1 car space per 4m² public floor space, also equating to a maximum requirement of 4 no. spaces.

I therefore have no objections to the proposed development on highway grounds.

Peter Douthwaite

PD Service Manager Environment