

MEMORANDUM

From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/P/2016/0325

Your Ref: SW/P/2016/0325

Date: 11th August 2016

Town and Country Planning Act 1990

Section 78 Appeal @ 2 Brook Street, Wrexham.

I am satisfied with my previous response made to this application (copy attached) and wish to inform you that I have no further comments to add.



PJ Service Manager Environment

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2016/0325	Your Ref:	KH/P/2016/0325
Date:	18 th April 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 334 501 2 Brook Street, Wrexham.

Development: Conversion and alterations to form taxi office and take-away food outlet on ground floor and 1 no. bedroom flat on first floor.

I refer to your consultation dated 11/04/2016 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.

There are a number of car parks nearby including St. Giles and Island Green. However, hot food takeaways 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 the proposed takeaway 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.

The proposed change of use of the first floor office space to a 1 bedroomed flat is considered acceptable.

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

1. The proposed development does not make adequate provision for the parking of vehicles clear of the public highway.
2. The establishment of such a development in this location would be incompatible with through traffic interests and a potential source of danger to road users and pedestrians.


Service Manager Environment