

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0546	Your Ref:	P/2016/0546
Date:	8 August 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2900 3860 26 & 27 West View, Chirk

Development: Change of use of existing taxi office into class A3 use, alterations to shop front and internal works in association with the use of nos 26 & 27 as a class A3 use with ancillary hot food take away

I refer to your consultation dated 14 June 2016 in respect of the above.

The site is located on an unclassified highway known as West View; a loop road featuring a mixture of residential and commercial properties.

The site is next door to a fish and chip shop which is a significant traffic generator and which will be open at the same time as the proposed takeaway/ restaurant.

The three other commercial properties along West View are likely to generate significantly less traffic and will generally be closed before the restaurant opens.

There appears to be an existing problem with parking in the vicinity of the site. These issues were raised during a planning application to turn the adjoining property no. 26 into a fast food takeaway; the application was initially refused partly due to a perceived lack of parking provision. However the Welsh Government inspector allowed the application on appeal and discounted the highway objections.

The site has an existing use as a taxi office which I understand was licensed for up to 15 taxi vehicles working at any one time. I presume therefore that up to 15 vehicles could have parked in the vicinity of the site at any one time.

For the proposed A3 conversion LPGN 16 recommends 1 parking space per 4sq.m; this would equate to approximately 14 spaces. It is proposed that 4 staff parking spaces will be provided to the rear of the building.

Whilst I am aware that there appears to be existing parking issues in the vicinity of the site, I am also mindful that the Welsh Government inspector dismissed the highway objection on parking grounds to the previous takeaway application at this site. The site has an existing

permission for up to 15 taxis to operate from the site; all of which would have to park on the highway. Given that local parking guidelines recommend a maximum of 14 parking spaces for this development it is considered that there is no justifiable reason to object on highway grounds.

I recommend that any permission include the following conditions:

CONDITIONS

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PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.



Service Manager Environment