

APPEAL STATEMENT

APPEAL REF APP/H6955/A/16/3152383

PROPOSED ALTERATIONS AND PART CHANGE OF USE TO DRAGON TAXI OFFICES TO INCORPORATE A TAXI OFFICE, A TAKE AWAY FOOD OUTLET AND A ONE BEDROOM FLAT

1 - GROUNDS OF APPEAL

- a- A planning application was submitted for this proposal and was received by Wrexham County Borough Council on 6th April 2016.
- b- The Council failed to provide a decision on this application within the set timescale and did not request any extension of time or communicate in any way with either the Agent or the Appellant.
- c- The Agent telephoned the Council Planning Manager Mr David Williams, in an attempt to establish why a decision had not been made on such a straight forward application, within the set timescale.
- d- Mr Williams confirmed that a decision ought to have been made within the timescale and that he would 'look into the matter' Mr Williams confirmed that 'it was likely that the application would be refused, but was unable to provide any further information.
- e- This appeal has been presented to the Planning Inspectorate in order to progress this application without further delays and loss of potential business opportunity.

2 - BACKGROUND

- a- The site is located at 2 Brook Street Wrexham in an area of Wrexham which, in the past was a thriving part of Wrexham.
- b- Over the years, this area of the town centre has been in decline with many of the businesses closing.
- c- This area of Brook Street is now considered to be the night club part of the town with a number of take away and food outlets.
- d- 2 Brook Street currently occupies Dragon Taxi offices, a well established business that will continue to operate in the building as a part of this proposal.
- e- The first floor has been used as a flat in recent years and is now vacant.
- f- Feedback from members of the public and customers of Dragon Taxi Offices, indicate a need for a late night traditional fish bar type food outlet.
- g- A foot outlet of this type does not currently operate in the Brook Street area of Wrexham therefore it is considered that this proposal will satisfy a confirmed request from the public and develop a new business opportunity.

3- PROPOSAL

- a- The proposal is to reduce the office space used by the existing taxi business to form a single ground floor office with toilets.
- b- To add a take away food (traditional fish bar) outlet to the ground floor
- c- To re instate the first floor vacant space to its former use as a single bedroom flat.
- d- These changes will maximise the use of the building providing additional business opportunities and provide a valuable housing unit.
- e- The changes will have minimum impact on the appearance of the building.

4- ACCESSIBILITY AND CAR PARKING

- a- Access to the taxi offices will be as existing via a doorway located directly onto the pavement on Brook Street.
- b- Access to the proposed take away will be via a separate existing doorway directly onto the pavement on Brook Street. It is expected that the majority of the customers of the new take away will be customers of Dragon Taxis who are waiting for a taxi.
- c- Access to the first floor flat will be by a separate existing doorway directly onto the pavement on Brook Street.
- d- There are numerous car parking facilities within a short walking distance of 2 Brook Street including many car parking spaces along Brook Street and around the corner on Town Hill.
- e- As the proposed food outlet will operate from 6pm, many of the adjacent businesses will be closed and car parking spaces are usually readily available in the evening.
- f- Within 1-2 minutes walk of 2 Brook Street there is St Giles car public car park which will always have car parking spaces after 6pm.
- g- 2 Brook Street is only 5 minutes walk from the town main bus terminal.
- h- Car parking opportunities are excellent in and around Brook Street.

I respectfully request that the Planning Inspectorate support these proposals and arrives at a decision which will allow a local business to develop and progress without further delay.