

MEMORANDUM



From: Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2011/0684

Your Ref: MP/P/2011/0684

Date: 10 November 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

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

Development: Change of use of shop (A1) to hot food take away (A3)

I refer to your consultation dated 19 October 2011 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 flanked either side by a taxi office and a fish and chip shop; both of which are significant traffic generators and which will be open at the same time as the proposed takeaway.

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

There is clearly an existing problem with parking in the vicinity of the site. There are approximately 6 off road parking spaces provided by laybys and 6 more in a small car park – all of which were occupied when I visited the site. I also noted 12 cars parked on the highway along the extent of West View.

For the proposed A3 use LPGN 16 recommends 1 parking space per 4sq.m; this would equate to approximately 6 spaces which is an increase in 3 spaces over the existing A1 use.

Given that there are already parking and congestion issues in the vicinity of the site I have concerns that this proposal will exacerbate those problems.

I therefore recommend that the application be refused for the following reasons:

- The proposed development does not make adequate provision for the parking of vehicles clear of the public highway.


Infrastructure Manager