

MEMORANDUM



From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0923 **Your Ref:** SJG/P/2010/0923
Date: 25th November 2010

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

Location: O. S Grid Ref: 337 497 5 Kingsmills Road, Wrexham.

Development: Variation of condition 1 of Planning Consent ref: P/2006/0178 to allow opening of café at 8am.

I refer to your consultation dated 09/11/2010 in respect of the above.

The proposed development site is located on Kingsmills Road opposite the junction with Salisbury Road. Kingsmills Road is a busy classified road subject to a 30mph speed limit.

There is currently no parking provision for the existing cafe.

On street parking along this section of Kingsmills Road is restricted by a Traffic Regulation Order in the form of double yellow lines. The applicant has suggested that temporary parking is available in the car park opposite the premises at the recycling centre. This car park is owned by the Green Dragon public house. However, planning consent ref: P/2010/0006 has recently been granted for the erection of 7 no. dwellings on this car park including the retention of a small car park for customers visiting the public house.

Although vehicles are permitted to park along Birch Street, Bury Street, Albert Street or Stanley Street, these side roads are already heavily subscribed by existing residents.

I understand that a number of local residents have previously expressed their concerns over the existing problem of on-street parking in this area and it is considered that the proposed development would only exacerbate this existing problem.

Although the Aldi supermarket is in close proximity to the development site, which I would have thought offers a more convenient short stay facility for potential customers, I assume that the applicant has no formal agreement for the use of this car park.

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

RF202 LACK OF PARKING

Due to inadequate provision of off street parking within the site / in the locality, the development will give rise to parking and highway safety problems.

However, if the applicant was able to provide an appropriate level of parking provision in accordance with LPGN 16 for example by way of a formal agreement with the nearby car park(s), then further consideration could be given to this application.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to read 'J. Paul', is positioned above the title.

Infrastructure and Planning Manager