

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0609 **Your Ref:** SJG/P/2010/0609
Date: 27TH July 2010

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

Location: O. S Grid Ref: 349 518 30 Borrass Park Road, Wrexham.
Development: Change of use from off-licence to café / restaurant (A3 use)

I refer to your consultation dated 20/07/2010 in respect of the above.

The proposed development site is located off Borrass Park Road on the existing Borrass Park shopping arcade.

The development site is fronted by an existing car park which appears to accommodate around 40 no. cars.

In terms of parking provision, the proposed café / restaurant (A3 use) has the potential to result in an increase in parking demand compared with its previous use as an off-licence (A1 use). I assume that a significant number of customers may well walk to the premises ie/ local residents and local schoolchildren.

However, it may be considered appropriate to request a commuted sum in lieu of any perceived shortfall in parking provision.

I would therefore advise you that I do not have any objections to the proposed development on highway grounds.

Supplementary Notes

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



Operational Manager Traffic & Transportation