

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0174 **Your Ref:** SEH/P/2010/0174
Date: 16th March 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 503 6 Hill Street, Wrexham.

Development: Change of use from A1 to A3 Use (Coffee Shop).

I refer to your consultation dated 11/03/2010 in respect of the above.

The proposed development site is located on Hill Street which is a busy unclassified road subject to a 30mph speed limit situated in the town centre.

This section of Hill Street is subject to a traffic regulation order with "no waiting" and "no loading" at any time. Although I have no objections to the proposed development ie/ use as a coffee shop, I would not wish to support any proposed usage as a hot food takeaway. Any proposed use as a hot food takeaway is likely to result in indiscriminate parking along this section of Hill Street and would be detrimental to highway safety particularly given its proximity to the signalised pedestrian crossing on the corner of Regent Street / Hill Street.

The proposed change of use from A1 – non food retail (requiring 1 car space per 20m² gross floor space) to café– A3 Food & Drink (requiring 1 car space per 4m² net public floor space) would normally result in an increased demand for parking provision. It may therefore be considered appropriate in this instance to request a commuted sum in lieu of adequate parking provision.

I therefore have no objections to the proposed development and would recommend that any permission include the following conditions:-

CONDITIONS

1. A commuted sum shall be paid in lieu of any shortfall in parking provision at the development site.
2. The proposed development shall be restricted to use as a "coffee shop" and shall not be used as a "hot food takeaway".

REASONS

1. To fund accessibility improvements within Wrexham Town Centre.
2. In the interest of highway safety.

Supplementary Notes

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


J. Powell
Operational Manager Traffic & Transportation