

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0216 **Your Ref:** SJG/P/2020/0216
Date: 22nd July 2020

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

Location: O. S Grid Ref: 300 463 18 High Street, Johnstown, Wrexham.
Development: Rear extension to café.

I refer to your consultation dated 16/07/2020 in respect of the above.

The proposed development site is located on the High Street which is a busy, classified road subject to a 30mph speed limit.

Parking along this section of the High Street is typically controlled with double yellow lines. There is an existing limited waiting parking bay (up to 3 cars – limited 30mins waiting) located just beyond the existing café. However, these appear to be in great demand from the other businesses in this location.

There appears to be no existing / proposed parking provision with the development for either customers or staff. LPGN 16 (Class A3 Use) requires a maximum of 1 car space per 4m² public floor space. Details of the existing / proposed public floor space have not been provided. I would normally recommend the applicant provides this information.

On the assumption that the proposed extension will result in an increased parking demand at the site and does not have any existing parking provision, I would be unable to support the proposed development.

Supplementary Notes

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



Chief Officer, Environment & Technical