

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0513 **Your Ref:** SEH/P/2019/0513
Date: 18th July 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 515 31 Holyrood Crescent, Rhosddu, Wrexham.

Development: Change of use from A1 Shop to A3 Food & Drink.

I refer to your consultation dated 16/07/2019 in respect of the above.

Access

The proposed development site is located on Holyrood Crescent which is an unclassified, residential road subject to a 30mph speed limit.

Parking Provision

In terms of parking provision at the development site, I comment as follows:-

The existing property appears to comprise a gross floor area of 55m². The proposed A3 use would require a maximum of 1 car space per 4m² public floor space. However, details of the total public floor space have not been provided. I would recommend that the applicant provides this information. Based on a gross floor area of 55m², the proposed takeaway would require a maximum of 14 spaces.

There would appear to be a service area to the rear of the retail units which I understand is shared by the existing units. This service area has 2 access points located either side of the retail units. There would appear to be very limited existing off-road parking provision allocated for the premises

The premises already appears to have a significant shortfall in parking provision compared with LPGN 16 requirements and parking demand is likely to increase if an A3 use is supported in this location.

I would consider that the proposed A3 use could result in a significant increase in parking demand and traffic generation at the site particularly if used as a takeaway. On this basis, I would not be able to support the proposed development.

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

The proposed development does not make adequate provision for the parking of vehicles clear of the adjoining carriageway.