

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/2019/0559 **Your Ref:** MR/P/2019/0559
Date: 31st July 2019

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

Location: O. S Grid Ref: 328 509 The Turf Hotel, Mold Road, Wrexham.

Development: Siting and use of mobile catering unit (4.9 x 2.1m) for sale of hot and cold food to members of the public during the hours of 08:00 am – 1:30 pm Monday to Saturday.

I refer to your consultation dated 30/07/2019 in respect of the above.

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

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The proposed mobile catering unit is accessed via the existing Turf Hotel car park entrance and provides visibility splays in excess of 2.4 x 56m in both directions. This access also appears to serve a gated emergency access into the football ground.

The existing dropped kerb car park access is approximately 8.2m wide and can accommodate the simultaneous passage of two vehicles. The access is paved with hard bound materials.

In terms of parking provision, I comment as follows:-

There would appear to be around 50 parking spaces within the existing car park. I understand that the proposed mobile catering unit will occupy 3 parking spaces and will not remain at the car park permanently throughout the year.

I assume that any delivery vehicles associated with the public house typically visit the site when the public house is closed and would be able to park and turn within the car park during such times.

I would normally raise concerns that such a proposal could result in indiscriminate parking along this section of Mold Road. However, it is considered unlikely that this would occur in this instance given the existing traffic regulation orders along this section (ie/ double yellow lines and bus stop clearway) and the availability of spaces in the car park.

I understand that a mobile catering unit has been operating from this car park for a number of years without causing any significant issues. I would therefore raise no 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.

A handwritten signature in black ink, reading "Peter Dosthwaite". The signature is written in a cursive style with a large initial 'P'.

pp. Chief Officer, Environment & Technical