

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0522 **Your Ref:** PF/P/2019/0522
Date: 18th July 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 503 10 Hill Street, Wrexham.

Development: Change of use from former Banking Hall to A3 Use (Food and Drink).

I refer to your consultation dated 17/07/2017 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. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Hill Street is subject to a traffic regulation order imposing no waiting / no loading at any time on both sides of the road. The site appears to have no off-street parking provision within the curtilage of the development site.

Given the sustainable location of the site within Wrexham Town Centre, I would have no objections to the proposed internal seating / eating (café) area on its own but would raise concerns if the proposed development includes a takeaway element.

There are a number of car parks nearby including St. Giles, Island Green and St. Marks Multi-Storey. However, hot food takeaways tend to attract a high proportion of car borne and short stay customers which, without adequate accessible parking, can affect traffic flow and road safety. Often there is an increased occurrence of indiscriminate parking and interruption to the steady flow of traffic along the adjoining highway. Customers are typically tempted to park for short periods close to the premises, often jeopardizing the safety of other road users and pedestrians.

Given the proximity of the proposed development site to the junction of Brynffynnon and the proximity of the signalized pedestrian crossing facilities either side of the premises, it is considered that the lack of parking provision in respect of any potential takeaway at the site will result in indiscriminate parking / waiting in this location which would be incompatible with through traffic interests and a potential source of danger to road users and pedestrians.

Any vehicles parking in front of the proposed takeaway will result in vehicles having to overtake stationary vehicles when travelling towards the signalized pedestrian crossing towards Regent Street which is considered unacceptable. Any vehicles parking on the opposite side of the road to any potential takeaway will result in vehicles having to overtake on the approach to the bend / signalized pedestrian crossing when travelling towards Vicarage Hill which is also considered unacceptable.

However, assuming the potential use as a takeaway can be restricted, I would have no objections to the application on highway grounds. A similar condition was included in respect of planning consent (ref: P/2017/0491) for a café at 11 Hill Street on the opposite side of the road to the current application.

I would therefore recommend any permission includes the following condition:-

CONDITION

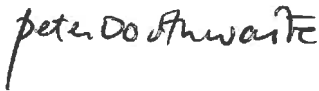
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USE AS CAFÉ ONLY

The premises shall not be used for any purpose within Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), other than as a café. For the avoidance of doubt, no hot food shall be sold for consumption off the premises.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



 Chief Officer Environment & Technical