

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0491 **Your Ref:** MP/P/2017/0491
Date: 4th July 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 503 11 Hill Street, Wrexham.

Development: Change of use of ground and first floors to café (A3 Use) together with customers seating on part of pavement in front of building.

I refer to your consultation dated 26/06/2017 and email from Just-H-Architects dated 03/07/2017 in respect of the above.

I understand that the proposed development will take the form of a café / sandwich shop and not a takeaway typically selling burgers / pizza. Providing that this arrangement can be controlled by condition, I would have no objections to the proposed development on highway grounds.

The submitted layout plan (Drg. No. AP02 Rev A) indicates the provision of an external seating area within the adopted footway fronting the premises which would extend a maximum of 2m out from the front of the building. This would ensure that a minimum 2m wide footway is provided along the site frontage between the seating area and existing bollards which is considered acceptable.

A visibility splay of 2.4 x 33m measured to the nearside edge of the adjoining highway in the southerly direction must also be maintained / provided from the junction of Brynffynnon onto Hill Street. Limiting the extent of seating to 2m from the frontage of the building would ensure that adequate visibility is maintained from this existing access / junction.

I understand that consent to place seating for cafes etc. is normally directed to our Town Centre Manager – Amanda Davies (Tel:01978 292544). I would recommend that the applicant contacts our Town Centre Manager for further advice.

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

CONDITIONS

NONSTD
026R

EXTERNAL SEATING

The proposed seating area shall extend no further than 2.0m from the frontage of the building.

NONSTD
092R

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.


Service Manager Environment