

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0419	Your Ref:	PF/P/2017/0419
Date:	8 th June 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 341 501 35 Smithfield Road, Wrexham.

Development: Conversion of ground floor to from extension to shop area and erection of covered area to rear (in retrospect).

I refer to your consultation dated 25/05/2017 in respect of the above.

The proposed development site is located on Smithfield Road which is a busy unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph due to the existing traffic calming features in place along this section.

The shop is located in close proximity to an existing crossroads of Smithfield Road, Palmer Street and Bertie Road which is not ideal.

There would not appear to be any off street parking provision for the existing / extended shop. A number of existing properties in this area do not have any off street parking provision which adds to the significant on street parking problem generally in this area of the town.

In terms of LPGN 16 requirements, the existing A1 - Shop Use would normally require a maximum of 6 spaces and the extended shop requiring a maximum of 9 spaces. Although, a significant number of customers may well visit the site on foot, there is still the potential for additional vehicles to visit the site which is likely to result in indiscriminate parking and exacerbate the existing on-street parking issues in this area.

It would appear that delivery vans typically mount the kerb / footway fronting the existing shop without the benefit of a dropped kerb which is not ideal. It is unclear as to whether the proposed extension will result in any increase in deliveries to the premises.

I would therefore normally 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 public highway.

However, could you please ask the applicant to provide the following information:-

- The current use of the extended area of the premises at no. 35 Smithfield Rd.
- The proposed use of the rooms above at no. 35 Smithfield Rd.
- Details of existing & proposed deliveries ie/ frequency, delivery vehicle size, where delivery vehicles park.

I await the requested information

peter o'neill

MM

Service Manager Environment