

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0473 **Your Ref:** PF/P/2017/0473
Date: 22nd June 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 502 1 – 3 Vicarage Hill, Wrexham.

Development: Change of use of ground floor from A1 to A3 use and change of use of first and second floor office space to 2 no. self-contained flats.

I refer to your consultation dated 20/06/2017 in respect of the above.

The proposed development site is located on Vicarage Hill which is a busy, unclassified road subject to a 30mph speed limit. The development site is located on a relatively steep hill in close proximity to a bend.

Vicarage Hill is subject to a traffic regulation order imposing no waiting / no loading at any time. The site has no off-street parking provision within the curtilage of the development site. There are a limited number of 30 minute waiting bays along Town Hill and Brook Street. However, these spaces are already heavily used by existing shop owners / customers / member of public.

There are a number of car parks nearby including St. Giles and Island Green. 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 or park in adjacent residential streets thereby inconveniencing residents.

Given the proximity of the proposed development site to the junction of Abbot Street and the geometry of Vicarage Hill, it is considered that the lack of parking provision in respect of the proposed 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 on the bend when travelling downhill along Vicarage Hill with limited forward visibility which is unacceptable. Vehicles pulling out of Abbott Street may also experience difficulty should vehicles park in front of the premises.

The proposed change of use of the first and second floor office space to 2 no. self-contained flats is considered acceptable.

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

1. **The proposed development does not make adequate provision for the parking of vehicles clear of the public highway.**
2. **The establishment of such a development in this location would be incompatible with through traffic interests and a potential source of danger to road users and pedestrians.**

Peter Northwaite

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Service Manager Environment