

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well Being
and Development

Our Ref: P/2015/0252

Your Ref: P/2015/0252

Date: 24 November 2015

Town and Country Planning Act 1990

Section 78 Appeal at 24 Ruabon Road Wrexham

I am satisfied with the original response made to this application and wish to inform you that I have no further comments to add.

A copy of that response is attached for your information.

Peter Dornmunk
Service Manager Environment

MM

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	DC/P/2015/0252	Your Ref:	P/2015/0252
Date:	18 May 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 331 498 24 Ruabon Road, Wrexham.

Development: Change of use from Class A1(Shop) to Class A3 (Food and Drink) incorporating hot food take-away, with no external works.

I refer to your consultation dated 15/04/2015 in respect of the above.

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

The area generally consists of high density terraced properties with limited off road parking provision thereby causing any available on street parking to be over subscribed. There is a Chinese takeaway immediately next door to the application site which has its own customer base and generation of traffic which itself requires on street parking.

There is provision for just 4 car parking spaces outside the application site which is used for the existing takeaway, the corner shop on the opposite side of the road and for residential parking.

Traffic generation for takeaways will generally be in the evenings when most of the local residences will seek to park on the street. Due to the already restricted parking within the area it is considered that the additional traffic generated by another takeaway may cause congestion.

The site was the subject of an appeal to the National Assembly for Wales in 2004; the application (P/2004/0043) for a takeaway was refused partly for highway safety reasons.

The parking situation in the vicinity of the site has not altered since that appeal and I therefore advise you that I recommend the application be refused for the following reason:

REASON

The traffic generated by the proposal would be likely to unacceptably interfere with traffic flows to the detriment of the safety and convenience of other road users