

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2015/0857

Your Ref: JS/P/2015/0857

Date: 2nd December 2015

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 350 504 9 Churchill Drive, Wrexham.

Development: Change of use from Class A1(Shop) to Class A3 (Takeaway) Pizza, Kebabs & Burgers.

I refer to your consultation dated 16/11/2015 in respect of the above.

The proposed development site is located on Churchill Drive which is an unclassified, residential road subject to a 20mph speed limit.

Based on LPGN 16, the proposed takeaway would normally require a maximum of 1 car space per 4m² public floor space equating to a maximum requirement of 11 spaces.

The proposed shop unit is fronted by an existing on-street layby which can accommodate around 8 no. vehicles. There is also an existing communal parking area serving the existing shops along Churchill Drive which is accessed off Eaton Drive. This parking area provides 11 parking spaces plus 2 disabled spaces behind the existing retail units and 12 additional spaces on the corner of Churchill Drive / Eaton Drive.

Given the relatively sustainable location of the site and the existing available communal parking provision, I would have no objections to the proposed development on highway grounds.

Supplementary Notes

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

peteroathwaite
pp Service Manager Environment