

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2015/0142	Your Ref:	PF/P/2015/0142
Date:	13 th March 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 349 497 7 Prince Charles Road, Wrexham.

Development: Change of use of site from Class A1 retail shop to Class A3 Hot Food Takeaway and installation of ventilation duct.

I refer to your consultation dated 03/03/2015 in respect of the above.

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

The existing retail unit which was previously occupied by a garden maintenance company which forms part of the existing local shopping centre.

In terms of parking provision, I comment as follows:-

I assume that the proposed / existing retail unit has no off-street parking provision. Based on a gross floor area of 24m², LPGN 16 would normally require a maximum of 6 no. parking spaces. However, the proposed takeaway is likely to attract a number of local customers who could walk to the site.

For customers arriving by car, there is an existing layby fronting the shops along Prince Charles Road and an existing layby opposite the proposed unit along Bryn Hafod.

I understand that the proposed opening hours include Mon – Fri, 4pm – 11pm, Saturday, 4pm – 12pm & Sunday / Bank Holidays, 4pm – 11pm. Although there would be some overlap in opening hours with the adjoining retail units, the proposed takeaway will typically trade when the adjoining units are closed.

I would therefore 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.

Pitcho Mvante

PP Service Manager Environment