

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0528	Your Ref:	SJG/P/2012/0528
Date:	26 TH July 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 337 503 KFC, Market Street, Wrexham.

Development: Change of use of adjoining unit to from extension to existing KFC Unit and external alterations.

I refer to your consultation dated 20/07/2012 in respect of the above.

The proposed development site is located on the corner of Market Street (unclassified) and St. Georges Crescent (classified) which are both subject to a 30mph speed limit. Both Market Street and St. Georges Crescent have traffic regulation orders in place restricting on-street parking.

It is proposed to incorporate the former A1 retail unit (Bargain Booze) into the existing KFC unit (A3 Takeaway).

Parking provision at the proposed development site would normally be required in accordance with LPGN 16 - A3 Use which normally requires a maximum of 1 car space per 4m² public floor space. It would appear that no off street parking provision is to be provided as part of this development. The adjoining retail unit would have come under A1 – Small Shop Use which would normally require a maximum of 1 car space per 15m² gross floor space.

The proposed change of use to “A3 Use” would in theory have an increased parking demand compared with its previous “A1 Use”. Although, no parking provision is currently provided or proposed for the restaurant / takeaway, the proposed development site is located in close proximity to Wrexham Town Centre and is considered to be in a highly sustainable location. In addition to the bus service which serves this area of the town, there are a number of public car parks in close proximity which include the Peoples Market, St. Georges Crescent, Bodhyfryd and Llwyn Isaf. There is also an existing layby fronting the development site which can accommodate up to 5 no. cars for any potential customers.

If the proposed development is to be supported, it may be considered appropriate to request a commuted sum in lieu of adequate parking provision.

I would advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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


Network and Infrastructure Manager