

MEMORANDUM

From: Network and Infrastructure Manager

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/P/2012/0485

Your Ref: SW/P/2012/0485

Date: 7th February 2013

Town and Country Planning Act 1990

Section 78 Appeal @ Gwydyr House, 7 Penyllan Street, Overton, Wrexham.

I am satisfied with the original responses (ref: P/2011/0198 & P/2012/0485 – copies attached) made in relation to this application and wish to inform you that I have no further comments to add.

Peter Doonan

PP Network and Infrastructure Manager

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0198

Your Ref: SEH/P/2011/0198

Date: 25th March 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 373 417 Gwydr House, 7 Penyllan Street, Overton on Dee, Wrexham.

Development: Extension to café area.

I refer to your consultation dated 05/01/2010 in respect of the above.

The proposed development site is located on Pen y Llan Street which is a busy classified road subject to a 30mph speed limit.

There is an existing vehicular access to the site off Church Road. Church Road is a classified road subject to a 30mph speed limit. The access is quite close to the junction with Pen y Llan Street and suffers from inadequate visibility and is considered inadequate to accommodate the simultaneous passage of 2 no. vehicles. There is only sufficient parking space on site for two or three vehicles with limited space for turning.

There is a small public car park to the rear of the site served off Church Road which I assume is used by local people shopping in the village and would also be used by visitors to the proposed café.

There is a bus stop immediately to the west of the development site along Pen y Llan Street. Visibility from Church Road along Pen y Llan Street is inadequate in the westerly direction. There is no restriction on parking along the section of Pen y Llan Street fronting the site or at the junction of Church Road / Pen y Llan Street. The parking of vehicles directly outside the premises along Pen y Llan Street would be undesirable and would only result in reducing the available visibility in this direction from the Church Road junction. However, parking in this location may have occurred with the existing premises and could occur now. I would assume that most visitors to the café would park in the public car park to the rear of the site and are likely to be visiting the village for other reasons ie/ shopping, post office, health clinic.

The proposed change of use from A1 –food retail (requiring 1 car space per 14m² gross floor space) to café– A3 Food & Drink (requiring 1 car space per 4m² net public floor space) would normally result in an increased demand for parking provision. However, although the proposed development has little or no suitable parking provision within the curtilage of the site, the proximity of the public car park to the rear of the site is considered adequate to support such a development. It may however be considered appropriate in this instance to request a commuted

sum in lieu of any shortfall in parking provision payable towards any future maintenance and improvements to the public car park.

Although I have no objections to the proposed development ie/ use as a coffee shop and delicatessen, I would not wish to support any proposed usage as a hot food takeaway. Any proposed use as a hot food takeaway is likely to result in indiscriminate parking along this section of Penyllan Street and Church Road and would be detrimental to highway safety.

I therefore have no objections to the proposed development and would recommend that any permission include the following condition:-

CONDITION

ZG05
092R

USE AS RESTAURANT ONLY

The premises shall not be used for any purpose within Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), other than as a restaurant / café. For the avoidance of doubt, no hot food or drinks shall be sold for consumption off the premises.

Supplementary Notes

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

Infrastructure and Planning Manager

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MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0485	Your Ref:	SEH/P/2012/0485
Date:	10 th July 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 373 417 Gwydyr House, 7 Penyllan Street, Overton, Wrexham.

Development: Continued use as delicatessen and café (previously granted under code no. P/2011/0198).

I refer to your consultation dated 05/07/2012 in respect of the above and would advise you that I do not intend to make any additional recommendations than those previously made in my memo dated 25/03/2011 in response to Planning Application ref: P/2011/0198.

Supplementary Notes

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

Network and Infrastructure Manager

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