

MEMORANDUM

From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0598 **Your Ref:** MP/P/2012/0598
Date: 28th August 2012

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 498 58 Pen y Bryn, Wrexham.
Development: Change of use to Hot Food Takeaway.

I refer to your consultation dated 24/08/2012 in respect of the above.

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

The development site does not appear to have any designated off-street parking provision although I understand that the previous office use (prior to the grocery shop use) was permitted to share the existing loading / delivery area to the rear of the site. The section of road fronting the development site (both sides) is subject to a traffic regulation order in the form of double yellow lines.

In terms of parking provision, the existing grocery store (A1 Retail Use) would normally require 1 car space per 15m² gross floor space in accordance with LPGN 16.

In comparison, the proposed takeaway would normally require 1 car space per 4m² public floor space (A3 Use) in accordance with LPGN 16.

Although there does not appear to be any off street parking provision for the existing grocery shop or proposed takeaway, the proposed development is likely to result in an increased parking demand compared with the existing use.

Takeaways typically involve vehicles parking indiscriminately directly outside the premises which in this case is in close proximity to the Pen y Bryn / Ruthin Road junction. LPGN 9 considers that properties on double yellow lines are unsuitable. Although there are a number of limited waiting parking bays in the vicinity of the development site, these are intensively used by the surrounding businesses / properties and may not be available or considered convenient to customers visiting the proposed takeaway.

I would not wish to support any intensification of use at the development site and would recommend the application is **REFUSED** for the following reason:-

The proposed development does not make adequate provision for the parking of vehicles clear of the adjoining carriageway.

Peter Dosthwaite

P.D. Network and Infrastructure Manager