

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2012/0490

Your Ref: P/2012/0490

Date: 06 August 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3278 3430 The Village Shop, Llangollen Road, Acrefair
Development: Change of use from village store to food take away establishment.

I refer to your consultation dated 5 July 2012 in respect of the above.

The site is located on a very busy classified highway subject to a 30 mph speed limit. There is a signal controlled pedestrian crossing some 40m to the east and no waiting parking restrictions (7am - 7pm) along the main Llangollen Road approaches to the site. There is bus stop adjacent to the site with associated road markings to ensure that the bus stop is kept free from parked vehicles, and a raised bus stop kerb to ensure the bus stop is fully wheelchair accessible.

There is a public car park opposite the site which appears to be a very well used facility in both the daytime and the evening.

Regardless of the proximity of the public car park, the usual concern with regard to fast food takeaway premises is that customers will park very close to the site even illegally for short periods of time. Owing to the short term nature of unauthorised parking associated with a hot food takeaway it is difficult to enforce no waiting restrictions.

Unauthorised parking outside the premises is likely to disrupt traffic along Llangollen Road, cause difficulties for buses and passengers using the nearby bus stop and may be of detriment to highway safety due to the proximity of the pedestrian crossing.

It is considered likely that the illegal or indiscriminate parking of cars on Llangollen Road would unacceptably endanger and inconvenience other road users particularly in the evening when there is no effective supervision of the parking restrictions.

I therefore recommend that the application is refused for the following reason:

The traffic generated by the proposed development would be contrary to through traffic interests generally and a likely source of danger to road users particularly because of the likelihood of indiscriminate parking on the A539 Llangollen Road.

Peter Douthwaite

p.p. Network and Infrastructure Manager