

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0098	Your Ref:	MP/P/2010/0098
Date:	17 th February 2010		

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

Location: O. S Grid Ref: 336 504 20 Chester Street, Wrexham.

Development: Change of use from A1 Retail to mixed use premises incorporating A1 (Retail) and A3 (Café / Takeaway use.

I refer to your consultation dated 12/02/2010 in respect of the above.

The proposed development site is located on Chester Street which is a busy classified road subject to a 30mph speed limit. However, given the geometry of the road and the existing traffic calming measures in place along this section, I would estimate typical vehicle speeds at being around 25mph.

I assume that there is no existing off street parking provision available for the proposed café / takeaway.

Parking along this section of Chester Street is restricted by double yellow lines although there are a limited number of short stay parking bays in close proximity to the site further along Chester Street. Additionally, there are 3 no. public car parks in close proximity to the site including Bodhyfryd, Llwyn Isaf and The Peoples Market multi storey.

Although there is no parking provision at the proposed development site, the site is in a particularly sustainable location and it is likely that staff and customers are likely to either park at the nearby car parks, arrive by bus or walk / cycle to the premises.

I understand that it is intended to restrict the hours of trading of the takeaway to daytime hours in order to restrict the potential for indiscriminate parking along the frontage of the site which is more likely to occur during the evening.

As the proposed development represents a change of use from A1- Retail to A1 Retail and A3 – Food & Drink (Café / Takeaway), parking demand may potentially increase. It may therefore be considered appropriate to request a commuted sum in lieu of any perceived shortfall in parking provision.

Supplementary Notes

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


Operational Manager Traffic & Transportation