

# MEMORANDUM



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**From:** Operational Manager Traffic & Transportation **To:** Chief Planning Officer

**Our Ref:** TH/DC/PD/2009/1006

**Your Ref:** P/2009/1006

**Date:** 22 December 2009

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**TOWN AND COUNTRY PLANNING ACT 1990.**

**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.**

**Location: O. S Grid Ref: 3320 5570 5 Market Square Llay.**

**Development: Change of use from off licence (Class A1 ) to Bookmakers (Class A2)**

I refer to your consultation dated 14 December 2009 in respect of the above.

The development site is located on an unclassified highway subject to a 30 mph speed limit. There are no parking restrictions in place on Fifth Avenue or on adjoining roads.

LPGN 16 recommends that a class A2 use provides more parking provision than the existing A1 use.

Whilst this may be applicable to certain uses under the A2 class use I don't consider it is pertinent in this instance. Staffing levels are likely to be similar for an off licence and a betting office and I can only assume that there will be broadly comparable customer numbers from within the local community.

It is considered therefore that traffic generation will be no more onerous than its existing use.

A neighbouring site was the subject of a recent appeal dealt with by the Welsh Assembly when the inspector concluded that an increased parking demand of approximately 5 spaces for a takeaway restaurant would not put an unacceptable demand on the existing parking provision or cause problems with the free flow of traffic.

Given the contents of the Inspectors decision it would be difficult to resist the current application.

I therefore advise you that I do not intend to make any recommendations in this instance but would suggest that any permission be restricted to use as a Bookmakers to ensure that future control of the site is retained.

For Operational Manager Traffic & Transportation