

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2020/0050	Your Ref:	P/2020/0050
Date:	18 February 2020		

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

Location: O. S Grid Ref: 2945 5352 Brymbo Iron and Steelworks Heritage Centre, New High Street, Brymbo

Development: Erection of 2 no. lean to extensions to side of machine shop to provide visitor facilities

I refer to the consultation dated 13 February 2020 in respect of the above.

The site was granted planning (P/2017/0646) for the conversion of the former machine shop into an exhibition area alongside business and general industrial use.

Whilst this application appears to provide additional facilities for the approved use, the submitted plans indicate part of the site being used as a café under an A3 planning use. I presume therefore that the application details will need to be amended.

The transport statement will need revising to take account of the proposed new use.

The original scheme showed car parking facilities on New High Street.

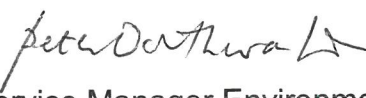
The transport statement submitted with the application refers to a potential 132 space car park off New High Street but the land is not actually included within the site boundary.

The site itself has no boundary with New High Street so cannot therefore provide either vehicular or pedestrian access into the site from New High Street.

Given that the site is intended to attract visitors it is imperative that adequate car parking facilities are provided.

Whilst I fully support the principle of development I am unable to support the current proposals due to the lack of adequate parking provision.

Please ask the applicant to address the issues raised above. In the absence of this I would recommend the application is refused.


Service Manager Environment