

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2020/0051	Your Ref:	P/2020/0051
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: Change of use to D2 visitor and interpretation centre to include renovation works to the agent's house and pattern shop, creation of stage areas, cider brewery and WC facilities

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

The main 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. This proposed change of use application will enhance the existing facilities and is likely to generate additional traffic; particularly given that there now appears to be an area proposed for concert use. A revised transport statement should consider the additional traffic potentially generated by the proposed D2 use.

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.

Reference is also made to 10 spaces off the Duck Pond access but this appears to be outside the scope of the current application site.

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

As the submitted plans show the application site has no boundary with New High Street, parts of the transport statement are no longer accurate. The transport statement either needs updating to reflect current landownership or evidence needs to be provided to confirm that car parking and access is achievable from New High Street.

Some thought should be given to providing an adequate drop off location for coaches. Access for refuse vehicles will also need to be considered.

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

In the absence of this I would recommend the application is refused.

A handwritten signature in black ink, appearing to read 'Peter Duthwaite', with a stylized flourish at the end.

 Service Manager Environment