

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0985	Your Ref:	SH/P/2022/0985
Date:	06/12/2022		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD ADEILAD O DDOSBARTH SUI GENERIS I DDOSBARTH B8 (STORFA A DOSBARTHU) / CHANGE OF USE OF BUILDING FROM CLASS SUI GENERIS TO CLASS B8 (STORAGE AND DISTRIBUTION)

UNIT 9 AERIAL ROAD LLAY INDUSTRIAL ESTATE LLAY

Grid Ref: E 333002.93 N 356138.31

I refer to your consultation / email dated 28/11/2022 in respect of the above.

Access

The proposed development site is located on an existing industrial estate serving a number of units on an unadopted road which I understand is maintained by the WCBC Assets Section. **I would recommend the WCBC Assets Section is consulted on the suitability of such a business in this location.**

The development site has 2 potential access points via Pinfold Lane and Aerial Road (both maintained by the WCBC Assets Section) onto the B5102 Llay Road. These junctions already serve the existing industrial estate.

Deliveries

The submitted Transport Assessment indicates that there will be an average of 3no. HGVs per week and a modest number of smaller goods vehicles. Refuse collection will be once per week.

The WCBC Assets Section may wish to limit the size of vehicle / HGV that can service the site via a Service / Delivery Management Plan.

Parking Provision

The existing unit appears to have 4 existing spaces to the front of the building and 6 spaces alongside the building. Based on gross floor area of 321m², the proposed unit (Class B8 use) would require a maximum of 3 spaces.

The submitted Transport Assessment indicates that the proposed unit will provide 1 mobility space and 8 parking spaces which would exceed the requirements of LPGN 16. I would recommend that a suitably scaled plan is provided indicating this detail.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to be 'R. H. M.', written in a cursive style.

Chief Officer, Environment & Technical