

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0423	Your Ref:	P/2018/0423
Date:	12 July 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2968 4322 Ruabon Business Park site adjacent to A483 Ruabon
Development: Application for approval of reserved matters pursuant to outline planning permission P/2018/0053 – appearance, landscaping, layout, scale for mixed use development comprising class A1 food store, petrol filling station and A3 drive through cafe

I refer to your consultation dated 4 June 2018 in respect of the above.

The application refers only to the proposed internal layout of the mixed use development; it does not relate to the proposed 5 arm roundabout.

Parking provision for the food store and the PFS are considered acceptable. Whilst there is adequate overall parking provision on the A3 drive through scheme, there is a requirement for 10% of the spaces to be to mobility standard; 4 spaces should therefore be constructed to mobility standard not 3 as is proposed. There doesn't appear to be any cycling provision for the A3 use.

The highway layout is generally acceptable; some further discussion will be needed regarding the location of the proposed pedestrian crossings but this can be resolved at a later date when full highway construction details are submitted as part of any Section 38 agreement.

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

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No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) Detailed layout, design, drainage and construction of the proposed new footway / carriageway,

The scheme as is approved shall be fully implemented prior to first use of the development.

Peter Southworth
Service Manager Environment