

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment & Planning

Our Ref: P/2018/0775 **Your Ref:** P/2018/0775

Date: 24 September 2018

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

Location: O. S Grid Ref: 3209 5618 The Warren Workshops, Miners Park, Llay Industrial Estate

Development: Erection of detached steel portal framed building to accommodate 4 no. 10m x 10m units with B2 planning consent

I refer to your consultation dated 17 September 2018 in respect of the above.

The site is located off an unadopted road within the Llay Industrial Estate. The road giving access to the site suffers from a considerable amount of on street parking which restricts the available road width.

The applicants design and access statement states that 2 parking spaces will be provided for each proposed unit but the submitted plans do not indicate where these parking spaces will be located. Neither do the plans show where the parking spaces for the existing units on the site are located.

Provision should be retained within the site for the turning of a transit style van. A route round the site should be retained to ensure that each unit is readily accessible by vehicle.

Can you please ask the applicant to provide a detailed layout of the existing and proposed parking spaces within the site along with turning facility for a transit van.

Peter Douthwaite

PD Service Manager Environment