

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0915	Your Ref:	P/2016/0915
Date:	14 October 2016		

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

Location: O. S Grid Ref: 3194 4313 Wynnstay Sawmills, Overton Road, Ruabon
Development: Change of use of part of site (approximately half of the 2 acre site) from general industrial (B2) to storage and distribution (B8) – mix of self storage containers and caravan storage

I refer to your consultation dated 4 October 2016 in respect of the above.

The proposed development site is located on the A539 Overton Road.
Visibility at the site access is adequate in an easterly direction but is below standard in a westerly direction.

The proposed B8 storage use is not considered likely to generate any significant number of daily vehicle movements compared with the potential generation of its existing B2 use. Parking for such a facility is typically directly outside the storage containers for which adequate space appears available.

Given that traffic generation from its existing B2 use could potentially be more significant than the proposed B8 use I have no objections to the proposed development on highway grounds

I recommend any permission includes the following condition:-

ZJ41 **GENERAL LAYOUT**
026R

Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.

Peter M. White

PM Service Manager Environment