

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0646	Your Ref:	P/2016/0646
Date:	16 August 2016		

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

Location: O. S Grid Ref: 2763 5213 Tomlinsons Dairy, Five Crosses Industrial estate, Minera

Development: Extension to the main dairy building to provide additional cold storage, trolley return and office accommodation and extension to existing hardstanding to facilitate vehicle circulation, vehicle manoeuvring and temporary parking spaces for up to 50 cars

I refer to your consultation dated 11 July 2016 concerning the above.

The proposed access from Five Crosses Industrial Estate provides adequate visibility splays on to the A525 classified highway.

The access through the Five Crosses Estate is an unadopted road under part private ownership and part Council (Economic Development) ownership.

I would suggest that you consult Economic Development in respect of their land ownership.

The proposed development will increase traffic generation at the site. The estate access road itself suffers from significant parking issues which can create manoeuvrability problems for vehicles using the estate. The increased traffic generation may potentially cause additional manoeuvrability issues throughout the estate. To mitigate this issue the developer has proposed to enter into discussion with the site owner (WCBC Economic Development Department) in order to provide additional off road parking bays along the site access road.

It is considered that the increased traffic generated by the development is within acceptable tolerances and will not detrimentally impact on the adopted road network.

The increase in staff car parking spaces will ensure that there is more than adequate dedicated off road parking provided within the curtilage of the development site.

I recommend any planning permission include the following conditions:

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on the approved drawing shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

NONSTDC SUBMISSION OF FURTHER DETAILS (CAR PARK BAYS)

026R

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E07N

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

- Detailed layout, design, drainage and construction of the proposed off site car parking bays on the Five Crosses Industrial Estate access road

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

Peter O'Meara

PP Service Manager Environment