

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/0376 **Your Ref:** PF/P/2016/0376
Date: 11th May 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 370 492 Malpas Tractors (Wrexham) Ltd, Clywedog Road South, Wrexham Industrial Estate, Wrexham.

Development: Erection of steel framed portal building to provide tractor storage and repair facilities.

I refer to your consultation / email dated 10/05/2016 including layout plan (Drg. No. BP/001 - Dated 09/05/2016) in respect of the above.

I have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. **BP/001 – Dated 09/05/2016**.

NONSTD PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing no. **BP/001 – Dated 09/05/2016** shall be surfaced with hard bound materials, fully laid out / marked with white lining materials 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. The proposed parking spaces shall only be used by staff and visitors. No plant / machinery shall occupy the proposed parking spaces.

Supplementary Notes

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

peterworthwaits

M Service Manager Environment