

MEMORANDUM



From: Service Manager, Environment

To: Chief Planning Officer

Our Ref: PD/2011/0815

Your Ref: MP/P/2011/0815

Date: 19 January 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3320 5620 Crown Inn, Gresford Road, Llay

Development: Alterations to public house incorporating ground floor extensions, formation of ancillary managers accommodation at first floor and extension to existing car park.

I refer to your consultation dated 9 November 2011 in respect of the above.

The application site is located at the junction of two classified roads within a 30mph speed limit.

The proposed development reduces the internal floor area of the pub whilst increasing the number of parking spaces. It is considered that the application will not detrimentally impact on the adjoining highway.

The applicant has submitted plans to address my initial concerns regarding the turning movements of delivery vehicles. I am now satisfied that delivery vehicles entering / exiting the site will not have to reverse on the public highway.

I recommend that any permission include the following condition:

CONDITION

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. 0598 – 15 amendment C

p.p. Peter Douthett
Service Manager, Environment