

MEMORANDUM



From: Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2011/0857

Your Ref: PF/2011/0857

Date: 6 January 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3300 5260 Hillrise, Rear of depot, Main Rd, Rhosrobin
Development: Use existing store room/ workshop as MOT test bay

I refer to your consultation dated 28 November 2011 in respect of the above.

The site is located off a classified highway within a 30 mph speed limit. The site is served by two existing accesses; one on to the main Rhosrobin Road and the other on to the unclassified highway known as Olivet Gardens. Visibility at both accesses is concurrent with Welsh Government recommendations.

There is some parking available to the west of the building, though this appears to be shared with the electrical services store occupying the front of the building. There is very limited scope to park cars to the rear. I would not therefore wish to support the use of this site for an MOT garage for general motor vehicles.

However this application is quite specific in its intention to service only motorcycles; it is considered that there is adequate off road parking provided to cater for this operation.

If it is possible to restrict the operation of the MOT test bay to motorcycles, then I would be willing to support the proposal.

I recommend that any permission include the following conditions:

CONDITIONS

NONSTDC

USE FOR MOTORCYCLES ONLY

036R

The premises shall not be used for any purpose other than as a MOT testing bay for motorcycles.


Service Manager, Environment