

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Head of Community Well-being and Development
Our Ref: TH/DC/PP/2010/0992 **Your Ref:** MP/P/2010/0992
Date: 5th October 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 371 484 Crash Clinic, Unit B, Five Fords Gate, Bridge Road, Wrexham Industrial Estate, Wrexham.

Development: Change of use of car repairs.

Further to your consultation / emails dated 04/10//2011 and 22/09/2011 in respect of the above, I comment as follows:-

I understand that the applicant has cleared areas to the side and rear of the proposed units to accommodate additional parking and turning facilities at the site.

Although existing access arrangements at the development site are not ideal, the proposed development is unlikely to generate any significant increase in vehicle movements compared with its current permitted use (ie. B1 – Business Use).

I understand that the Wrexham Industrial Estate Access Road which is currently under construction will be providing significantly improved access, parking & turning arrangements for the existing industrial units which will be in place in July 2012.

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

CONDITION

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on 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.

Supplementary Notes

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

A handwritten signature in black ink, appearing to read "Jim Paul". The signature is fluid and cursive, with the first name "Jim" and last name "Paul" clearly distinguishable.

Infrastructure and Planning Manager