

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0531

Your Ref: P/211/0531

Date: 23 August 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3270 5660 Unit H Schappe Building, Llay Industrial Estate, Rackery Lane, Llay

Development: Change of use of industrial unit to family entertainment centre.

The site is located on an unadopted road within the existing Llay Industrial Estate. There are two accesses into the site (from Rackery Lane and Miners Road); both of which provide adequate visibility on to the highway. The unit is located at least 50m from the adopted highway

The application proposes to use part of the main industrial unit as a children's play barn. There is parking provision immediately outside the unit for approximately 6 cars; the rest of the proposed parking is some 50m away. This proposed parking is on an area of land I assume was previously used as a HGV delivery area for the former industrial unit. The location of the parking means that HGV delivery parking and turning space for the former industrial unit will be lost.

The loss of such a large HGV parking and turning facility to parking spaces may be acceptable to the site owners in the short term; but should the remainder of the unit be occupied over time there may in future be potential problems in providing adequate parking for new business units.

There is no footpath provision between the parking area and the proposed play barn. Young children and parents will be forced to walk on the access road used by a number of other small business units currently occupying the site.

I would normally object to a proposal which doesn't provide a safe and satisfactory route for pedestrians (particularly young children). However as the internal roads serving this unit are unadopted, any health and safety implications are a matter for the site owners to resolve.

As the site is some 50m away from the nearest adopted highway it is considered that this proposal is unlikely to have any detrimental impact on the highway network.

I therefore advise you that I do not intend to make any highway recommendations in this instance.

If you are minded to grant planning permission then I would suggest that consideration is given to the following:

- Providing a safe footway route between the unit and the parking area.
- Delineating the parking area on site.
- Restricting access to the site to the Miners Road, as access from Rackery Lane will lead to all vehicles having to drive through the access road currently used by the existing business units.


For Infrastructure and Planning Manager