

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0204

Your Ref: P/2011/0204

Date: 07 April 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3200 5620 Aquaborne, Unit 7 Miners Park, Llay

Development: Erection of steel clad storage unit.

I refer to your consultation dated 21 March 2011 in respect of the above.

The development site is located on an unadopted road within an existing industrial estate. Access to the development is taken from an unclassified highway of adequate width to cater for the small increase in traffic that this development could potentially generate.

The proposed site is quite restricted in space. The proposed 90 degree parking bays are not acceptable as there is only 3m depth to aid turning behind a 4.5m long parking bay. There may be potential to park some of the cars at 30 degrees but this will probably only accommodate 4 or 5 vehicles.

I would normally object to a proposal that does not provide adequate off road parking for the site. However this section of road is unadopted and the site is some 200m away from the nearest adopted highway. It is therefore 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.

Infrastructure and Planning Manager