

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/1001

Your Ref: P/2010/1001

Date: 17 December 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3140 5530 Land at Riverside Business Park, Cefn Y Bedd

Development: Erection of industrial unit.

I refer to your consultation dated 03 December 2010 in respect of the above.

The site is located on an unadopted road within an existing industrial estate. Access to the industrial estate is off the A541 Mold Road, a classified highway subject to a 40mph speed limit in this location.

The existing access provides adequate visibility on to the A541. The access itself can however become congested due to vehicles parked both sides on the unadopted road near the junction with Mold Road.

There are 6 existing units forming part of the Riverside Industrial Estate. The road giving access to the units is approximately 11m wide and has no formalised parking or HGV turning facility within the development. Cars and lorries park haphazardly around the site.

The proposed site is currently occupied by two storage containers and is also used for the parking of approximately 5 vehicles. The plans demonstrate the provision of 8 new dedicated parking spaces within the site but this is on land currently used for storage by the owners one of the existing industrial units.

I would normally object to a proposal that effectively reduces parking/turning facilities and storage provision for the existing units. However the internal roads on the Industrial Park are all unadopted and the site is some 180m away from the nearest adopted highway Mold Road. 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