

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2010/0992

Your Ref: MPP/2010/0992

Date: 6TH December 2010

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 to car repairs.

I refer to your consultation dated 30/11/2010 in respect of the above.

I cannot fully assess the application due to lack of information.

Please ask the applicant to provide a more detailed plan of proposed access arrangements including available visibility splays from proposed access points and parking / turning arrangements at the proposed development site.

In the absence of the above I would recommend **refusal** for the following reasons:-

1. **Inadequate information has been submitted to show that the proposal is acceptable in terms of access arrangements including proposed visibility splays.**
2. **Inadequate information has been submitted to show that the proposal is acceptable in terms of parking and turning arrangements for the proposed business.**

Note:

It is unclear from the submitted information as to what area of land the applicant has available to accommodate adequate parking and turning provision for both customers and deliveries and whether existing land to the rear of the site is included in the application boundary.

It is also unclear as to which access points are intended to be used at the site and what level of visibility is available at these access points.

Infrastructure and Planning Manager

Application Number
Applicant
Card Index Number
Grid Reference
Date Recorded
Engineer
Processed By

P/2010/0992

LOCATION *Crash Clinic Unit B Five Fords Gate, Bridge Rd, Wrexham Ind. Estate, Wrexham, Sub.*

PUBLIC RIGHTS OF WAY

Public Rights of Way affected :-

Public Footpath/Bridleway/By-Way
Number (s) _____

Which crosses/abuts on the site
As shown in yellow on the enclosed
Plan should be protected.

Sheet _____ Checked By :-

HIGHWAY IMPROVEMENTS

The site **MAY** be affected by a
County/Trunk road improvement (s)
Scheme/Plan number (s) _____

Scheme Plan (s) checked by
Yes/No

PREVIOUS APPLICATIONS _____ / _____ / _____

See Card

for full details.

A reply to this consultation should be made before
(This is 28 days from the date received by T&E)

SITE INVESTIGATION NOTES :- Inspected by *MP* Date *5/12* /2010

Road Classification *Classified* Number _____

Highway Improvement *n/r*

New Street Line *n/r*

Speed Restriction *40mph*

Waiting Restriction *n/a*

Carriageway Markings *Dashed White Central Lines*

Street Lighting *Yes*

Visibility At :- 2.0 or 2.4 m _____ 4.5m _____

Comments