

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0057

Your Ref: P/2011/0057

Date: 01 March 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2830 3810 23 Canal Wood Industrial Estate, Chirk
Development: Demolition of existing industrial units and erection of warehouse and offices to existing factory building.

I refer to your consultation dated 01 February 2011 in respect of the above.

The development site is located on an unclassified highway subject to a 30mph speed limit. The site is currently occupied by 22 small industrial units most of which currently appear to be empty.

There is approximately 1600sq m of floor space in the existing units which it is proposed to replace with 2440 sqm of warehousing and 280 sq m of office use.

It is considered that the potential traffic generation as a result of the proposed warehouse is no more onerous than that of the existing units and I therefore have no concerns on traffic generation grounds.

Parking for the proposed development appears to be concurrent with the maximum standards recommended within LPGN 16.

I note from the plans that it is intended to gate the existing adopted highway in order to enclose the site. Part of the adopted road at this point also includes a turning head for use by all road users along the Canal Wood industrial road.

Whilst I have no problem with the principle of the development I cannot support the gating off of the adopted highway. Unless revised proposals are submitted I recommend that the application be refused.

Please ask the applicant to reconsider his plans to gate the highway and ensure that the turning head is kept clear for the free passage of all road users.

Infrastructure and Planning Manager