

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0292

Your Ref: P/2011/0292

Date: 11 May 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3270 5630 P and S Cars, Unit 29 Miners Road, Llay Industrial Estate

Development: Change of use of land for car sales (in retrospect)

I refer to your consultation dated 20 April 2011 in respect of the above.

The site is located on an unclassified highway within an existing industrial estate.

The development utilises an existing access in to the site. The access provides adequate visibility in both directions and is of adequate width to cater for the simultaneous passage of two vehicles.

There is adequate space provided to the rear of the site for customer parking.

I recommend any permission include the following condition:

CONDITION

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PARKING AND MANOEUVRING TO BE KEPT CLEAR

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The vehicular parking and turning areas as shown on the approved drawing shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Infrastructure and Planning Manager