

MEMORANDUM



From: Infrastructure and Planning Manager **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0908

Your Ref: P/2010/0908

Date: 18 November 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3330 5320 Units 7 & 9 Pandy Business Park, Plas Acton Road, Pandy

Development: Erection of two small semi detached light industrial units.

I refer to your consultation dated 2 November 2010 in respect of the above site.

The site has access on to a classified highway subject to a 30 mph limit. A new access was constructed at the site a few years ago to provide improved visibility. The site itself forms part of an existing private industrial estate.

This application proposes an increase in floorspace of approximately 220 square metres. TRICS database for single user industrial units predicts 8 trips /100m sq. This equates to approximately 17 extra movements per day through the site access. It is considered this will have no detrimental effect on the adjoining highway.

Parking provision is concurrent with LPGN no 16.

I recommend that any permission include the following condition:

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R 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