

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/P/2010/1066

Your Ref: P/2010/1066

Date: 17 January 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3300 5640 Magellan Aerospace, Rackery Lane, Llay

Development: Extension to existing factory

I refer to the consultation dated 21 December 2010 in respect of the above site.

The site is located on an unclassified highway subject to a 30 mph speed limit within an existing industrial estate.

It would appear from the figures submitted that parking provision at the existing site is below LPGN 16 recommendations for a B2 industrial use.

The proposed extension of 1692 sq.m should provide an additional 33 parking spaces. The applicant is proposing to increase the car parking by only 6 spaces; which equates to the anticipated increase in employee numbers created by the factory extension.

However the existing car parking provision (75 spaces) seems to adequately cater for the existing employees working a 7 day 24 hour shift operation and it is considered that the proposal will have no detrimental impact on the highway.

I therefore advise you that I do not intend to make any highway objections in this instance.

I recommend that any permission include the following condition.

CONDITION

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing No. MAG 2010 – 001 Ed A 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