

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

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

Your Ref: P/2011/0057

Date: 15 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 the revised plan reference no. 587/10/5A rev A 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 sq.m 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.

The revised plans omit the proposal to gate the highway and consequently the adopted highway will not be obstructed.

The applicant intends to resurface the turning head in concrete and define the adopted highway in flush drop kerbs. Given that concrete is more durable than the existing carriageway surface the proposed alteration to the adopted highway is considered acceptable. The applicant will need to enter into a Section 278 agreement with the council in order to undertake works within the adopted highway.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. 587/10/5A.

NOTES

E02NA

HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes on the enclosed "Applicants' Rights and General Information".

E03N

WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.



Infrastructure and Planning Manager