

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0947

Your Ref: P/2010/0947

Date: 10 December 2010

TOWN AND COUNTRY PLANNING ACT 1990.
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3280 5650 Former Arvin Meritor site, Miners Road, Llay Industrial Estate

Development: Change of use of former car park to car sales forecourt and erection of modular sales office

I refer to your consultation dated 15 November 2010 in respect of the above site.

The site is located in a well established industrial area. The existing access is located on a classified highway within a 30 mph speed limit where visibility is adequate.

Adequate parking provision is available at the site.

The proposal will reduce the number of parking spaces available at the existing office unit which are currently vacant. Any future use of these offices will need to ensure adequate parking is provided for any intended use.

I recommend any permission include the following conditions:

CONDITIONS

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.

Supplementary Notes

The applicants attention should be drawn to the following supplementary notes; 1, 3, 4, & 5

Infrastructure and Planning Manager