

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0896

Your Ref: P/2010/0896

Date: 25 November 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3230 5640 Unit B Honeycrown, Miners Road, Llay

Development: Change of use (in part) to retail in existing warehouse premises.

I refer to your consultation dated 28 October 2010 in respect of the above site.

The site is located on an unclassified highway within the Llay industrial estate. The site access is wide enough to cater for delivery vehicles and adequate visibility is already provided on Miners Road. The site provides adequate parking and turning facility for the existing site usage.

LPGN 16 recommends an increase in parking provision due to the proposed retail side of the development. Although it does not appear possible to provide the additional spaces within the development site, it is considered that the proposed retail use is unlikely to generate significant traffic into the site and is therefore unlikely to impact on the adopted highway.

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

Note.

If the existing user of the site were to change and the retail use was still valid then there may be potential for a heavier demand in car parking provision which could detrimentally impact on the highway. Consideration should therefore be given to restricting the future use of the site by making the retail permission personal to the applicant.

Infrastructure and Planning Manager