

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0529 **Your Ref:** MP/P/2010/0529
Date: 25th June 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: OS Grid Ref: 324 507 Unit H, Yale Business Village, Ellice Way, Wrexham.

Development: Erection of two storey office building.

I refer to your consultation dated 22/06/2010 in respect of the above.

The proposed development site appears to be providing a total of 26 no. parking spaces. This level of parking provision would satisfy the requirements of B1 – Business Use (1 car space per 30m² gross floor space) given a gross floor area of 784m². Assuming the proposed offices are restricted to this use, then I would have no objections on highway grounds.

I would recommend that developer provides further details demonstrating the construction / completion of the 3.0m wide footway / cycleway link providing a continuous link alongside Units K, F & H to the satisfaction of the Local Planning Authority.

In principle I have no objections to development proposals at this site and I would recommend any permission include the following conditions:-

CONDITIONS

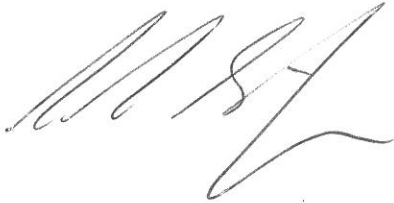
1. Parking provision at the proposed development site shall comply with LPGN 16.
2. A suitable scheme for the construction/ completion of a continuous 3.0m wide footway / cycleway link alongside Units K, F & H shall be submitted to the Planning Authority for further approval. The proposed footway / cycleway link shall be provided prior to first use of the development site.

REASONS

1. To provide for the parking of vehicles clear of the highway.
2. In the interests of highway safety.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to be 'MSH' with a stylized flourish at the end.

Operational Manager Traffic & Transportation