

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0626

Your Ref: P/2010/0626

Date: 22 September 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3030 4530 Unit 13 Vauxhall Industrial Estate, Ruabon

Development: Change of use from offices and distribution to offices and indoor childrens play area.

I refer to your consultation dated 23 July 2010 in respect of the above.

The site has access on to an unclassified highway subject to a 30 mph speed limit within an existing industrial estate. Visibility at each of the access locations is concurrent with Welsh Assembly guidelines.

The application proposes to use the main industrial unit as a children's play barn whilst maintaining use of the first floor offices by the existing company CDC Mail Order.

The mail order company comprises 3 staff who can be accommodated in the existing parking / loading bay to the north of the site.

There have been other such play areas granted planning permission on industrial estates in the Wrexham area which have provided significantly less car parking space. I am aware that the shortfall in parking at these sites has resulted in a number of complaints over congestion and on street parking.

LPGN 16 does not make recommendations for this category of development. In this instance there are 52 spaces provided for the childrens play area – a ratio of 1 per 20 square meters. This is considerably more than at other sites and is considered to be adequate in this instance. If on occasion there was overflow parking required, the southerly access road past the site is of adequate width to allow for some on street parking. The main industrial estate access road is protected both sides by double yellow lines as is the junction with the southern access road – this should prevent any parking issues on the main access road and enable larger vehicles to manoeuvre adequately should there be the odd occasion when all parking spaces are taken within the site.

The revised parking plan 6721/L(9)01 B is therefore considered adequate. A scheme of road markings is however required to delineate access into and through the site.

It would also be preferable if possible, for the existing CDC office site to be made a personal permission, as there is concern that if this area was used for offices by another user that parking provision would be inadequate.

I recommend that any permission include the following conditions:

CONDITIONS

J02C PARKING AND MANOEUVRING AREA TO BE LAID OUT

026R Before first use of the development the car parking and manoeuvring areas indicated on the approved drawing No. 6721/L(9)01 Rev B shall be laid out and marked out. They shall thereafter be kept available solely for those uses at all times.

NONSTD SUBMISSION OF FURTHER DETAILS (ROAD MARKINGS)

030R There shall be no development permitted on site until a scheme showing a detailed layout of road markings to delineate access into and through the site, has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.



For Operational Manager Traffic & Transportation