

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0521

Your Ref: P/2010/0521

Date: 16 July 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2950 5380 Cambrian House, Harwd Road, Brymbo

Development: Change of use of workshop to laundry facility

I refer to your consultation dated 21 June 2010 in respect of the above.

The development site is located on an unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 15 mph due to the geometry of the road. The access road narrows to 3.5m in the vicinity of the site and I would not wish to see any increase in traffic generation along the road.

I consider that traffic generation from the proposed use is unlikely to be any more onerous than the potential from the existing B1 class use at the site. I do not therefore raise any objection to the proposal on traffic generation grounds.

There is adequate on site parking provision for the proposed use of the site.

To ensure that traffic generation is controlled any permission should include a condition to ensure that there is no public access to operate the laundry equipment.

for Operational Manager Traffic & Transportation