

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0071

Your Ref: P/2010/0071

Date: 31 March 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, Llay Industrial Estate

Development: Erection of warehouse, office and showroom.

I refer to your consultation dated 31/03/2010 in respect of the above site.

The revised plan proposes the use of an existing access on the adjacent land which is also under the control of the applicant.

A vehicle autotrack analysis has proven that it is possible for an articulated vehicle to use the proposed access and drive into the site loading area in a safe and acceptable fashion.

Vehicles leaving the site will do so via a private service road which the applicant has demonstrated he has rights to access over.

Adequate parking is provided to the front of the proposed site.

I recommend any permission include the following conditions:

CONDITIONS

J33C ACCESS HARD SURFACED

043R The proposed access shall be hard surfaced for a distance of 10m behind the highway boundary before the development is brought into use.

J45C VEHICLE PARKING AND TURNING AREAS

035R The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes.

NONSTDC NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

026R No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or

into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

NONSTDC BUILT IN ACCORDANCE WITH PLAN

026R Access to the development shall be by means of a one way system in accordance with the approved plan – drawing no.5916 –GA01 rev D

Notes

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".


For Operational Manager Traffic & Transportation