

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment
Our Ref:	P/2019/0793	Your Ref:	P/2019/0793
Date:	13 December 2019		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2784 5195 Vacant site adjacent to unit 34 Five Crosses Industrial Estate, Minera
Development: Erection of proposed chicken processing facility

I refer to your consultation dated 23 October 2019 in respect of the above.

The Five Crosses industrial estate access road is an unadopted road under part private ownership and part Council (Assets) ownership. I would suggest that you consult the Assets department in respect of their land ownership.

Given that the site is some 100m from the nearest adopted highway it is considered that the development itself will have no detrimental impact on the adopted highway network.

The construction of a new building on a privately owned road is not something the highway authority would normally get involved in; I have however below detailed my review of the proposed site layout for your information.

Layout

Parking provision at the site is being increased by 8 spaces. Any increased parking at a site renowned for parking problems has to be viewed favourably.

The proposed car parking layout at 45 degrees is acceptable as it one of the standard layouts in the councils own LPGN 16

I understand that staff from other units on the estate currently utilise the road to the northern boundary of the site for parking. If cars continue to park on the road then it will have an impact on visibility and manoeuvrability for those vehicles leaving the proposed new access. Cars should be parked off the road in a layby on land I believe is currently owned by the Council assets department.

The proposed oblong shaped off road parking bay needs to be redesigned with 45 degree angled kerbs at either end to allow access in / out of the area.

The submitted plan shows a HGV parked within the layby - this layby is not intended for use as HGV delivery parking – it is intended to provide general off road parking space to be used by the industrial estate. If permission is granted then some form of restriction should be conditioned to prevent its use for deliveries

Please note that the land required for the layby is in Council Assets ownership and it is essential that their permission is sought prior to any decision being made on this application.

Traffic movements

I had previously requested the following information:

Do HGVs visit the site now and if so where do they park; and do they have permission / rights to park there? How do they manoeuvre to their parking place? They need to demonstrate that their proposals do not have any increased detrimental impact on their neighbours.

If HGVs are used for the site can they please clarify the size; is there any scope to reduce the size? Please also seek clarification on number of HGVS visiting the site and the delivery times.



Service Manager Environment