

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0804 **Your Ref:** MP/P/2019/0804
Date: 31st October 2019

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

Location: O. S Grid Ref: 379 490 HMP Berwyn, Bridge Road, Wrexham Industrial Estate, Wrexham.

Development: Use of temporary car parking area on a permanent basis and construction of previously granted overspill car park providing an additional 194 car parking spaces.

I refer to your consultation dated 28/10/2019 in respect of the above.

It is obvious that there is a significant shortfall in appropriate parking provision at the site with a significant number of vehicles parking along the internal access roads which is not ideal. The proposed additional parking areas (additional 194 car parking spaces) would be a considerable improvement on the existing parking arrangements.

I assume that our Flood Management Officer (Neil Taunt – Tel: 01978 729734) will be consulted and will be assessing / approving any proposed surface water drainage systems within the site.

I would have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

- | | |
|-----------------------|--|
| ZJ22
035R | PARKING AND MANOEUVRING TO BE KEPT CLEAR
The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times. |
| NONSTD
026R | NO LIGHT SOURCE VISIBLE TO DRIVERS
No internal lighting hereby granted consent shall be directly visible to drivers of motor vehicles using the adjacent highway. |

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



W Chief Officer, Environment & Technical