

# MEMORANDUM

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|-----------------|-----------------------------|------------------|----------------------------------------------|
| <b>From:</b>    | Service Manager Environment | <b>To:</b>       | Head of Community Well-being and Development |
| <b>Our Ref:</b> | P/2019/0783                 | <b>Your Ref:</b> | P/2019/0783                                  |
| <b>Date:</b>    | 28 October 2019             |                  |                                              |

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

**Location:** O. S Grid Ref: 3194 4313 Wynnstay Sawmills, Overton Road, Ruabon  
**Development:** Removal of existing timber wood store, workshop, silo, portakabin and erection of replacement workshop with attached office, silo, security fencing and lighting and use of site of former joinery works as an area for self-storage containers, motorhomes, caravans and vehicles

I refer to your consultation dated 21 October 2019 in respect of the above.

The proposed development site is located on the A539 Overton Road.  
Visibility at the site access is adequate in an easterly direction but is below standard in a westerly direction.

The proposed B8 storage use is not considered likely to generate any significant number of daily vehicle movements compared with the potential generation of its existing use.  
Parking for such a facility is typically directly outside the storage containers for which adequate space appears available.

Given that traffic generation from its existing use could potentially be more significant than the proposed use I have no objections to the proposed development on highway grounds

I recommend any permission includes the following condition:-

**ZJ41**                      **GENERAL LAYOUT**  
**026R**

Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.

  
Service Manager Environment

