

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment
Our Ref:	P/2019/0484	Your Ref:	P/2019/0484
Date:	16 August 2019		

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

Location: O. S Grid Ref: 3043 4537 Unit 10 Vauxhall Industrial Estate, Ruabon
Development: Change of use of land from bus depot to provide additional HGV parking associated with an existing storage and distribution use (in retrospect)

I refer to your consultation dated 3 July 2019 in respect of the above.

Unit 10 is located within an existing industrial estate and was formerly used as a bus transport depot which generated a significant number of daily vehicular movements.

The neighbouring site Unit 11 was granted planning permission in 2017 for storage and distribution.

Traffic figures provided by the previous owner indicate an approximate combined figure of 560 large vehicle movements & 200 car movements per day to and from Units 10 and 11.

The proposed use of Unit 10 in conjunction with Unit 11 results in a significant reduction in large and light vehicle movements using the site.

Unit 10 will be operated by Moran logistics which serve Tomlinsons Dairy. Parking their vehicles at the site does not increase traffic generation at the site as they would otherwise have to park elsewhere and travel to and from that location.

Adequate off road parking and turning facilities are provided within the site.

Given that the proposed use will generate far less daily movement of traffic than the previous use it is considered that the application is acceptable on highway grounds

Peter Douthett

MD Service Manager Environment