

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0938	Your Ref:	P/2017/0938
Date:	5 December 2017		

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

Location: O. S Grid Ref: 3041 4527 Unit 11 Vauxhall Industrial Estate, Ruabon
Development: Change of use of part of former passenger transport depot to storage and distribution use of dairy products.

I refer to your consultation dated 16 November 2017 in respect of the above.

The site is located within an existing industrial estate. Adequate off road parking and turning facilities are provided within the site.

The site was formerly used as a bus transport depot which generated a significant number of daily vehicular movements.

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

I recommend that any permission include 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). H0070 -21-A3-PL -03 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.

Peter Douthwaite

1/11 Service Manager Environment