

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment
Our Ref:	P/2019/0367	Your Ref:	P/2019/0367
Date:	11 July 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 15 May 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.

Layout

The submitted report states that the proposed expansion will result in an overall loss of approximately 3 jobs whilst parking provision 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

Staff from other units on the estate currently utilise the road to the northern boundary of the site. 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.

It may also be feasible to reduce the kerb radius at the access on to the northern access road; this will help ensure that there is no loss of parking provision for the existing units. I'm not certain what the proposed access kerb radius is but it could perhaps be reduced subject to the provision of a plan showing swept paths of vehicles leaving the site.

We are unlikely to support the application unless the car parking spaces are provided in the off road layby suggested.

Traffic movements

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.

Could you also please request information on opening hours – I understood that they started work at 6pm and finished approximately 1pm. This would mean that staff movement and deliveries took place outside peak hours. Can they clarify expected hours of operation please.

Can they also please clarify the intended use of the upper floor. Is it purely storage with some office space?

Peter de Waart

mt Service Manager Environment