

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2017/0937 **Your Ref:** P/2017/0937

Date: 28 November 2017

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

Location: O. S Grid Ref: 3246 5637 P R Pugh, Miners Road, Llay Industrial Estate
Development: Construction and operation of a reserve power plant and associated infrastructure

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

The site has an existing access on an unclassified highway within the Llay industrial estate. The site was formerly used a haulage depot and potentially generated subject a significant number of daily traffic movements at the access.

Once complete, the traffic generated by the proposed use will only involve the occasional fuel delivery and maintenance vehicle.

Whilst I make no objection to the principle of development, I do have some concern that there is inadequate turning facility for the fuel delivery tanker.

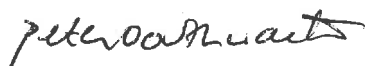
Subject to the applicant providing a suitable turning facility I would recommend any permission include the following condition.

CONDITION

ZJ22
035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on the 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.



PM Service Manager Environment