

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0829	Your Ref:	P/2017/0829
Date:	18 October 2017		

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

Location: O. S Grid Ref: 3263 5638 Unit 5 Miners Road Llay Industrial Estate
Development: Change of use to gymnastics club (use class D2 – sport and leisure)

I refer to your consultation dated 5 October 2017 in respect of the above.

The site is located on an unclassified highway within an existing industrial estate. The unit is one of 6 adjoining units served off two existing access points with approximately 35 spaces available for parking to the front of the units. Both accesses are adequately designed and have served the existing uses for a number of years.

The application seeks to extend the use of the neighbouring facility that was granted planning permission in 2013.

There are allocated parking spaces to the front of the unit which will be permanently available for use by staff and clients. There is also more parking available to the rear of the unit. The amount of available car parking is considered to be adequate for the proposed use of the site.

I would suggest that a condition is attached to ensure that the allocated spaces, both to the front and rear, are clearly marked out for use by the Gym only. It is also suggested that the applicant ensures that any visitors to the gym are made aware that parking is also provided to the rear of the Gym.

CONDITION

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R 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.


Service Manager Environment