

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0646	Your Ref:	P/2017/0646
Date:	11 September 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2945 5352 Former Brymbo Steelworks Site, Blast Road, Brymbo
Development: Conversion of former machine shop to exhibition area (use class D1), Business use (use class B1), and general industrial use (use class B2), including construction of new floor level, internal and external alterations, access and parking arrangements, erection of 2 temporary shipping containers and 3 temporary cabins

I refer to your consultation dated 10 August 2017 in respect of the above.

The existing access to the site was constructed as part of the new Brymbo Spine Road and meets current highway standards.

Parking provision is in full accordance with LPGN 16 recommendations.

The plans do not indicate if the private access roads / footways are being surfaced. I would suggest that the applicant ensures that all pedestrian paths, car parks and access within the curtilage of the site are surfaced to provide a safe route for drivers and pedestrians

I recommend that any permission include the following conditions:

CONDITIONS

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PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on the approved drawing 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.

Pete Douthwaite

pm Service Manager Environment