

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0278	Your Ref:	P/2017/0278
Date:	12 May 2017		

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

Location: O. S Grid Ref: 3299 5267 Railbridge Court, Main Road, Rhosrobin
Development: Change of use to allow display and sale of cars from forecourt area

I refer to your consultation dated 6 April 2017 in respect of the above.

The site is located on a classified highway subject to a 30mph speed limit.

There are two existing business units on the site. Tyrewise is operating from the unit to the rear of the site; the unit to the front is currently unoccupied. I understand that it is intended for this unit to be occupied by the proposed car sales business and that no other business will operate from within the building.

A staff parking area for Tyrewise and the cars sales business will be provided to the rear of Tyrewise accessed off Olivet Gardens.

Off road customer parking for the car sales is to be provided just inside the site access on Llay New Road.

Whilst it is acknowledged that adequate off road customer parking is provided for the proposed business, I have concerns that customers will be more likely to park on the highway directly in front of the site. In order to support the application I would recommend the implementation of a scheme of double yellow lines to prevent parking along the site frontage on Llay New Road.

I therefore 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 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.

NONSTDC TRAFFIC REGULATION ORDER

038R

Prior to first use of the development hereby approved the developer shall implement a traffic regulation order to prevent parking in the vicinity of the site on Llay New Road; details to be agreed with the Highway Authority

Peter O'Sullivan

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Service Manager Environment