

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/1124 **Your Ref:** PF/P/2016/1124
Date: 26th January 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 499 38 Pen y Bryn, Wrexham.

Development: Application for Approval of Details Reserved by Conditions imposed under Planning Permission P/2015/0353: Condition 8 - Submission of a Service, Delivery and Parking Management Plan Condition 10 - Submission of plan showing the extent of the outbuilding to be retained. Condition 12 – Submission of scheme to deal with potential contamination. Condition 13 – Submission of verification report.

I refer to your consultation dated 04/01/2017 in respect of the above.

Condition 8 - Submission of a Service, Delivery and Parking Management Plan

- Given the restricted frontage of the site I would recommend that a delivery vehicle of maximum 9m in length is used to service the site. I would recommend that the applicant provides swept path analysis details of how such a vehicle will enter, park (offload) and exit the site safely. A suitable plan will need to be submitted showing this detail including details of which parking spaces will be coned off in advance of deliveries to facilitate any offloading / maneuvering.

The revised SDMP will need to include the above details.

- I would recommend that any SDMP includes a statement stating that any delivery vehicles visiting the site will be limited to between 09:30 – 14:30. This will ensure that deliveries take place outside of the morning peak hour and avoid school start & end times.

I would recommend that any SDMP includes a statement stating that only one delivery vehicle will visit the site at any one time and deliveries will be staggered given the restricted frontage of the site.

The revised SDMP will need to include the above details.

I await the requested information.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

petersonwaite

h Service Manager Environment