

AnnS Jones

From: Sharon Holman
Sent: 15 October 2014 13:33
To: planning_admin
Subject: P/2014/0630 Dickens, Maesgwyn Road

Civ - additional information

-----Original Message-----

From: Dafydd Edwards [<mailto:dafydd@blueprintarchitectural.com>]
Sent: 15 October 2014 13:26
To: Sharon Holman
Subject: Re: P/2014/0630 Dickens, Maesgwyn Road

Hi Sharon,

Following a conversation with my client i am now in a position to clarify points raised by Phil Plamer.

1. The existing building was part of Dave Bennetts car repair centre for a number of years. It is proposed the unit is used for the same purpose use only on a smaller scale as a large portion of the Dave Bennetts workshop has been occupied by ATS.
2. A vast number of vehicles entered and vacated the building from its original Mold Road Access point, I would estimate approximately 15-20 traffic movements per day. I would imagine around 6-8 traffic movements maximum, would be generated per day from the proposed access point on Maesgwyn Road.
3. Cars are proposed to be driven to the unit as they will only have minor damage, no large delivery vehicles proposed. Parts Deliveries will be made using smaller vans to ensure the vehicles are able to turn within the building and vacate in a forward motion.
4. A plan is attached with details of turning circle within the building to ensure vehicles arrive and vacate in a forward motion.
5. 3 Staff members maximum will be required in the unit, they will be encouraged to car share, they will be able to park within the building to avoid any further congestion to Maesgwyn Road..
6. Access width is indicated on the plan site plan revb.
7. Proposed lateral and pedestrian visibilities have been indicated on the plan, as discussed with Phil my client owns the buildings to the right and left of the proposed access point.
8. I have proposed a low level wall to be constructed to prevent vehicles parking in-front of the proposed unit as advised by Phil Palmer.

I trust the above provides adequate information which has been requested for the above mentioned application.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician
For Blueprint Architectural Services

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-----Original Message-----

From: Sharon Holman

Sent: Wednesday, October 15, 2014 9:53 AM

To: Dafydd Edwards (dafydd@blueprintarchitectural.com)

Subject: FW: P/2014/0630 Dickens, Maesgwyn Road