

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/P/2012/0247

Your Ref: P/2012/0247

Date: 02 May 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: Huws Gray Ltd, Croesfoel Industrial Estate, Rhosttyllen

Development: Extension to existing building merchants portal frame building, hardstanding car park and footway.

I refer to your consultation dated 11 April 2012 concerning the above.

The development site is located on an unclassified highway within the Croesfoel industrial estate. The existing access provides adequate visibility and manoeuvrability for customers and deliveries visiting the site.

I understand that the proposed extension will provide some additional showroom and office space but will also provide internal storage space for some of the equipment /materials currently stored externally to the south of the existing building.

It is considered that the proposal is unlikely to generate significant additional vehicular use of the site. Nevertheless an increased level of dedicated parking is to be constructed and laid out in accordance with LPGN 16 guidelines to ensure that adequate facilities are maintained.

I recommend that any permission include the following condition:

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PARKING AND MANOEUVRING TO BE KEPT CLEAR

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The vehicular parking and turning areas as shown on approved drawing(s) No(s). 11092/0005 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.

Peter Doonan

P.P. Network and Infrastructure Manager