

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2012/0507

Your Ref: P/2012/0507

Date: 9 August 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3327 3566 Unit D Schappe building, Rackery Lane, Llay Industrial Estate

Development: Change of use of industrial unit (B1/B2) to sports and leisure for gymnastics club

The site is located on an unadopted road within the existing Llay Industrial Estate. The main access into the site from Rackery Lane provides adequate visibility on to the classified highway. The unit is located at least 100m from the adopted highway

The application proposes to use part of the main industrial unit as a gymnastic club. There is a significant area of parking in close proximity to the unit which I assume is shared with the neighbouring business units. There appears to be more than adequate parking provision for the proposed use.

There is no footpath linking the parking area to the gymnastics club and I would normally raise concerns over potential conflict between vehicles and patrons of the club. However as the internal roads serving this unit are unadopted, any health and safety implications are a matter for the site owners to resolve.

As the site is some 100m away from the nearest adopted highway it is considered that this proposal is unlikely to have any detrimental impact on the highway network.

I therefore advise you that I do not intend to make any recommendations on highway grounds in this instance.

Peter Dathwaite

P.P. Network and Infrastructure Manager