

MEMORANDUM



From: Network and Infrastructure Manager **To:** Chief Planning Officer

Our Ref: PD/P/2012/0123

Your Ref: PF/P/2012/0123

Date: 15 March 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2820 4270 Druids FC, The Rock, Rock Road, Rhosymedre

Development: Variation of condition no. 4 of planning permission code no. P/2008/1080 to allow car park to be used for car parking and training/ games area.

I refer to your consultation dated 20 February 2012 in respect of the above.

The car park is of significant size and is capable of catering for large numbers of vehicles.

It is considered that there would be more than adequate room to provide a training area on part of the car park whilst retaining enough parking provision for the users of the site.

However the submitted plans do not demonstrate how the applicants intend to segregate the site to allow for training and parking; a suitably worded condition is required to ensure that training and parking are catered for simultaneously.

A further condition will be required to ensure that there is no training to take place on the car park whilst a match is taking place on the Druids FC pitch i.e. the car park is to be retained solely for vehicular parking when there is a match on.

I recommend any permission include the following conditions:

CONDITION

NONSTDC PARKING AND TRAINING FACILITIES

035R The facility hereby approved shall only commence when further details of the proposed vehicular parking and training facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

NONSTD USE OF TRAINING FACILITY

035R The training facility hereby approved shall not be used when a match is taking place of the Druids FC football stadium.

Peter Dorthwaits

P.P.

Network and Infrastructure Manager