

MEMORANDUM



From: Network and Infrastructure Manager To: Chief Planning Officer

Our Ref: PD/2012/0250

Your Ref: P/2012/0250

Date: 09 May 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3260 5240 Clwyd Reinforcements, Rhosddu Industrial Estate

Development: Change of use from heavy industrial use to karting centre.

I refer to your consultation dated 11 April 2012 in respect of the above.

The development site is located on an unclassified highway within an existing industrial estate.

The existing vehicular access serves the former Clwyd Reinforcements unit and also provides rear access for deliveries to a couple of other industrial units; both units are under the ownership of the applicant.

The unit is approximately 1300 sq. m and would have potential to generate a significant amount of traffic under its existing B2 use. It is considered that the proposed use will not generate any more traffic than the existing.

Whilst I have no objection in principle to the proposal there is not enough information to fully assess the application. The design and access statement should justify the proposed level of parking provision by demonstrating how the karting unit is to be operated.

i.e. Will sessions need to be pre-booked?, How many customers are likely to attend the premises at any one time?, How many karts will be operated at any one time? How much provision is there for spectators?

There is no indication on the plan of how visitors will get from the parking area to the site entrance in a safe fashion – some form of dedicated pedestrian route may required to ensure that pedestrian movement does not conflict with vehicular use of the site access by the neighbouring factory units.

A dedicated vehicular route (by providing white road markings) may also be necessary to ensure that visiting vehicles do not come into conflict with deliveries to the neighbouring units.

Please ask the applicant to provide further information on the comments made above.

Peter Courtman
pp Network and Infrastructure Manager