

MEMORANDUM



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

Our Ref: PD/P/2012/0144

Your Ref: PF/P/2012/0144

Date: 13 March 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3080 4450 Ruabon service station, Ruabon by Pass
Development: Erection of jet-wash facility

I refer to your consultation dated 28 February 2012 in respect of the above.

The development site is located on a service area alongside the A483 Ruabon by Pass.

The existing parking facilities and petrol station forecourt at the site will be unaffected by the location of the proposed jet-wash. There will only be a nominal amount of traffic generated by the proposed jet-wash.

It is considered that the jet wash facility will have no detriment to highway safety on the adjacent Trunk Road

The proposal includes the erection of a wall mounted floodlight; a suitably worded condition is required to ensure that this is not visible from the adjacent highway.

I recommend any permission include the following conditions:

CONDITION

NONSTDC NO LIGHT SOURCE VISIBLE TO DRIVERS

026R No light source shall be directly visible to drivers of motor vehicles using the adjacent highway.

Peter D. M. White

P.P. Network and Infrastructure Manager