

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/P/2012/0101

Your Ref: PF/P/2012/0101

Date: 12 March 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: Unit10 Vauxhall Industrial Estate, Ruabon

Development: Change of use of unit 10 from plant hire business to bus depot

I refer to your consultation dated 14 February 2012 concerning the above.

The site has an existing access on to an adopted highway. The site was formerly used as a plant hire business and I would presume had potential for significant traffic generation; some of which may have been HGV traffic.

It is considered that the proposed use of the site will not increase traffic generation on the highway and will cause no capacity issues on the adopted highway network in proximity to the site.

It is proposed that the existing gated access on to the adopted highway is closed up and a new access created on to the unadopted side road. This private access road is 5.5m width and is considered to be an acceptable width for the proposed use.

The proposed gated access will need to be designed such that it can easily accommodate the manoeuvrability of buses into and out of the site.

The creation of a new access on to a private road will presumably require the permission of the owner of the road.

There is nothing within the application to demonstrate how the applicant intends to park 23 buses and still allow for turning of vehicles within the site. Furthermore there is no indication of where the staff /bus drivers will park their own cars.

Whilst I have no objection in principle to the proposal I would ask that the applicant submits further information in respect of:

1. Parking and turning of buses within the site
2. Car parking for the drivers
3. Plan showing design of the proposed new access i.e width and location of gates

Peta Duthwaite

PP.

Network and Infrastructure Manager