

MEMORANDUM



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

Our Ref: PD/P/2012/0112

Your Ref: P/2012/0112

Date: 30 March 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2763 5213 Rear of Village Bakery, Five Crosses Industrial Estate, Minera

Development: Construction of building to be used for bottling and storage of milk in glass bottles and associated service bridge, hard standing, ground remodelling and landscaping.

I refer to your consultation dated 16 February 2012 concerning the above.

The proposed access from Five Crosses Industrial Estate provides adequate visibility splays on to the A525 classified highway.

The access through the Five Crosses Estate is an unadopted road currently owned by the Council's Economic Development department.

The transport assessment predicts an increase of approximately 12 vehicles per day over and above that which is predicted from the previously approved development.

The internal estate road leading to the site is generally considered wide enough to cater for the additional traffic. Although there is no pedestrian provision over the last 100m, given the existing usage of the site I think the highway authority can have little grounds for objection.

The proposed new site access road is of adequate width to cater for the proposed usage. I do not consider that the additional traffic being generated by the proposal will have a detrimental highway impact as most of the traffic movement will be out of peak hours.

Parking on the site is below LPGN No 16 recommendations. I am however satisfied that the parking provided will be adequate for serving the purposes of the proposed dairy.

I recommend any planning permission include the following conditions:

CONDITIONS

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PARKING AND MANOEUVRING TO BE KEPT CLEAR

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The vehicular parking and turning areas as shown on the approved drawing shall be fully laid out, surfaced and drained prior to first use of the development. These areas 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.

NOTE

The road is currently maintained by the Councils Economic Development department and I would advise that you discuss the application with the Strategic Assets Manager Denise Garland.



Network and Infrastructure Manager