

MEMORANDUM



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

Our Ref: PD/P/2012/0101

Your Ref: PF/P/2012/0101

Date: 26 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 revised consultation dated 26 March 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. There is nothing within the revised plan to address this issue.

It is considered that the proposed parking layout for buses and staff will not detrimentally impact on the adopted highway network.

I recommend that any permission include the following conditions:

CONDITIONS

NONSTDC SUBMISSION OF FURTHER DETAILS

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E06N

E07N

No part of the development shall commence until a scheme detailing the design and construction of the following has been submitted to and approved in writing by the Local Planning Authority:

1. New access on to the unadopted road

The scheme as is approved shall be fully implemented prior to first use of the development.

pp. *Peter Douthwaite*
Network and Infrastructure Manager