

MEMORANDUM



From: Service Manager, Environment

To: Chief Planning Officer

Our Ref: DC/PD/2012/0003

Your Ref: KH/P/2012/0003

Date: 03 February 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2750 4240 Land adjacent to Winborne Gate car park, off Queen Street, Cefn Mawr

Development: Erection of tourist information centre and conversion of gate house to public toilets

I refer to your consultation dated 04 January 2012 in respect of the above.

The site is located on a classified highway, adjacent to a car park recently leased by the Council to act as an additional facility for visitors to the Froncysyllte aqueduct.

Although the site currently has adequate car parking provision, it is only on a temporary lease to the Council; the developer will therefore need to establish a right to use the car park in perpetuity prior to undertaking development.

Subject to the area of car parking being secured in perpetuity I advise you that I do not intend to make any objections on highway grounds.

NOTE

- The Design and Access statement refers to proposals to re-route traffic directly to the site and provide new signage in a number of locations in the area. Please note that my response to this application does not grant any permission to undertake such works. This proposal would be dealt with by a formal submission for approval by the Environment Department Network Manager Darren Williams.
- HGV traffic still uses the roadway between the proposed visitor centre and car park and this clearly raises Health and Safety issues. If the tourist centre is granted permission then the applicant will need to carefully consider these issues.

P. P.
Peter Doornwaite
Service Manager, Environment