

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0002	Your Ref:	CB/P/2010/0002
Date:	12 th January 2010		

TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 507 19 Grosvenor Road, Wrexham.

Development: Siting of portakabin at rear of existing office premises to provide additional office accommodation.

I refer to your consultation dated 05/01/2010 in respect of the above.

I cannot fully assess the application due to lack of information.

Please ask the applicant to provide further details relating to the existing and proposed gross floor areas of the building(s) so an accurate assessment of parking provision can be carried out.

As the existing access suffers from inadequate visibility, I would not normally support any proposed development that is likely to result in an increase in vehicle movements utilising this substandard access. As the proposed development appears to be required to accommodate 4 no. additional staff, could you please ask the applicant to provide details of any likely increase in vehicle movements through this existing access as a consequence of this development.

In the absence of the above I would recommend **refusal** for the following reasons:-

1. **Inadequate information has been submitted to show that the proposal is acceptable in terms of traffic generation / access arrangements**
2. **Inadequate information has been submitted to show that the proposal is acceptable in terms of parking arrangements for both existing / proposed staff.**


Operational Manager Traffic & Transportation