

To/At :

Planning – Sardis House 2nd Floor
FAO : G Wakefield

My Ref/Fy Nghyf : 04/0645/GC

Tel. Ext/Est. Ffôn : 4879 (G. Cornish)

Your Ref/Eich Cyf : 04/0645/10

From/Odd Wrth : Dev. Control – Sardis House 5th Floor

Date/Dyddiad : 10 June, 2004

**OBSERVATIONS OF THE TRANSPORTATION SECTION IN RESPECT OF
DEVELOPMENT AFFECTING PRESENT OR PROPOSED HIGHWAYS**

1. APPLICANT

G D Evans Holdings

2. DESCRIPTION AND LOCATION OF PROPOSED DEVELOPMENT

Proposed factory unit at
Cambrian Industrial Estate (West Side), off Coedcae Lane, Pontyclun

3. OBSERVATIONS

1. Prior to the development being brought into use the proposed parking area shall be completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority before any works commence on site.
2. The building shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.

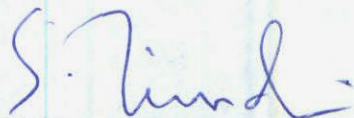
4. REASONS FOR CONDITIONS

To ensure the adequacy of the proposed development, in the interest of highway safety.

5. NOTE

Off-street parking, both operational and non-operational should be provided to the satisfaction of the LPA and your attention is drawn to the 1993 'Parking Guidelines' standards.

This supersedes my 'Observations' dated 27th April 2004 in light of amended plans submitted.



for Divisional Director of Transportation and Development Control