

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/DB/P/2022/0550 **Your Ref:** SJG/P/2022/0550
Date: 27 July 2023

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

Location: O. S Grid Ref: 406 496 Old Farm, Bowling Bank, Wrexham.

Development: Change of use of building from agriculture to commercial B1/B8 (Micro-Brewery) and all associated works (in retrospect).

With reference to the above and following further consideration, since our email 16th June, I note as follows:

- We are concerned that the change of use would not necessarily result in lower traffic volumes. In fact, the only reduction in agricultural use would be related to two buildings, and the remainder of the site would be **potentially** still used for agriculture. Therefore the vehicle movements generated by the development could well actually be in addition to existing traffic, not instead of.
- We have concerns about the ability to achieve suitable (no. and size) passing places which would accommodate the size of vehicle utilising this narrow lane. The concern applies particularly to the length of articulated HGV's on the country lanes, and the regular frequency.
- We are not satisfied that the detail regarding the numbers of employees is correct, and have concerns that the impact on the local highway would be negative – due to the rural nature of the location.
- The data provided is still not in an industry standard format that is cumulative. It should clearly show daily movements from both applications in question, and the existing uses. We are uncertain as to the proposed routes to A roads also.

I would conclude that with these concerns in mind, and without further evidence to mitigate these concerns, we would be unable to support this application.

A handwritten signature in cursive script, appearing to read "R. H. W. Key". The signature is written in dark ink on a light background.

Chief Officer, Environment & Technical