

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Gwyn Humphreys
Our Ref:	ET/DC/PP/2023/0312	Your Ref:	GH/P/2023/0312
Date:	29 th August 2023		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 473 Berthengron Farm, Plas Noble, Sontley, Wrexham.

Development: Erection of a new building to be used for general agricultural storage, adjoining existing farmyard buildings.

I refer to your consultation / email dated 21/12/2016 in respect of the above.

Access

The proposed development site is located on a rural, classified road subject to a 60mph speed limit. However, I would estimate typical speeds at being around 20mph in this location given the geometry of the road.

Based on typical speeds of 20mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the centerline of the adjoining highway in the westerly direction (ie/ to the junction with Sontley Road) and to the nearside edge in the easterly direction.

Based on speeds of 20mph, visibility from the existing access is considered adequate providing splays of approximately 2.4 x 28m to the west and 2.4 x 30m to the east measured to the centerline and nearside edge of the adjoining highway respectively.

The access is approximately 6m wide and gated around 13m behind the edge of carriageway. The access is paved with hard bound materials but would benefit from re-surfacing.

Parking & Turning Provision

There would appear to be adequate parking and turning provision within the curtilage of the site to accommodate the turning movements of larger agricultural / HGV delivery vehicles.

Traffic Generation

I understand that the proposed building / extension will be accessed via the existing access off Plas Noble Lane and will simply be used to house existing machinery and produce. The proposed development is considered unlikely to result in any significant increase in vehicle movements both during the construction period or once operational.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to read 'R. Bailey', is positioned above the title. The signature is written in a cursive, flowing style.

Chief Officer, Environment & Technical