

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Jenni Perkins
Our Ref:	ET/DC/PP/P/2023/0364	Your Ref:	P/2023/0364
Date:	27/06/2023		

TOWN AND COUNTRY PLANNING ACT 1990

ADEIADU ADEILAD FFRAM PORTHOL AR GYFER HEFFROD GODRO / ERECTION OF PORTAL FRAME BUILDING FOR DAIRY HEIFERS

LOWER PARKS FARM PARKSIDE ROSSETT WREXHAM

Grid Ref: E 338348.15 N 355183.32

I refer to your consultation / email dated 26/06/2023 in respect of the above.

The proposed development site is located on Lower Park Lane which is a narrow, rural classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road.

Assuming speeds of 30mph, any proposed / existing access along this section would normally be required to provide visibility splays of 2.4 x 43m measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be permitted to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the main farm access is adequate in both directions providing splays in excess of 2.4 x 43m to the east measured to the centerline of the adjoining highway.

The existing main access is approximately 15m wide and surfaced with hard bound materials.

I understand the building is to be used for sheltering / rearing of livestock and assume it is simply an upgrade of the existing arrangements for activities which already occur on site. The proposed development is therefore considered unlikely to generate any significant increase in vehicle movements through the existing access points.

I would therefore have no objections to the proposed development 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 "D. Bailey". The signature is fluid and cursive, with the first letter "D" being large and prominent.

Chief Officer, Environment & Technical