

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Amy Brittain
Our Ref:	ET/DC/MM/P/2023/0164	Your Ref:	P/2023/0164
Date:	28 th April 2023		

Ridley Wood Farm, Holt Road, Ridley Wood, Wrexham
Erection of livestock building and all associated works

Further to your email / consultation dated 19/04/2023 in respect of the above, I comment as follows:-

The application is for the erection of a steel portal frame building for livestock housing and storage of machinery and fodder.

The development is accessed off the B5130, which has a 60mph speed limit. The submitted planning statement details the building is required to fulfill the functional needs of the existing farm business, and to provide accommodation for the livestock, in line with the welfare of the Farmed Animal Regulations. Therefore, the addition of the livestock building is not expected to require the employment of additional staff.

As there will be no change to the operations on site or staff numbers, there will be no change to vehicle movements.

There is no change to the site access junction, and the proposal will not result in a change in the number of car parking spaces.

Conclusion

The proposal makes no changes to the site access and is not expected to generate additional vehicle movements to the existing site.

There is no highways reason why planning permission should not be granted.

Chief Officer, Environment & Technical