

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2023/0060	Your Ref:	P/2023/0060
Date:	07/03/2023		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD OCHR GYDA FFRAM DDUR AR GYFER STORIO GRAWN / PORTAL STEEL FRAMED SIDE EXTENSION FOR GRAIN STORAGE

BALLS HALL BURTON ROAD BURTON ROSSETT WREXHAM **Grid Ref: E 336043 N 358053**

I refer to your consultation / email dated 16/02/2023 in respect of the above.

The proposed development site is served off Burton Hall Road which is a classified road subject to a 30mph speed limit.

The farm is served by a 3.3m wide private access road approximately 650m in length which appears to have little or no provision of suitable passing places.

Based on speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 5m to the north west and 2.4 x 8m to the south east measured to the nearside edge of the adjoining highway.

Although I would not normally support any proposed development that would result in an increase in traffic movements through this substandard access, I understand that the proposed extension will be used to accommodate grain storage and will not result in any significant increase in vehicle movements.

I would 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 be 'R. Ken' or similar, with a stylized, cursive script.

Chief Officer, Environment & Technical