

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2018/0591

Your Ref: MP/P/2018/0591

Date: 14th August 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 384 465 Lloyd Fraser Transport, Pickhill Lane, Cross Lanes, Wrexham.

Development: Change of use from Transport Logistics Depot (Sui Generis) to use ancillary to established neighboring poultry processing facility.

I refer to your consultation dated 24/07/2018 in respect of the above.

The submitted layout plan (Drg. No. L03 Rev P1) indicates the existing access serving the site to be closed off.

This private access provides access to the adjoining field. Public Right of Way no. 12 (Sesswick) also runs along this private access track and must be maintained. The applicant's consultants have since indicated that this access / track will not be closed off. I assume that a revised layout plan will need to be submitted to indicate this detail.

I would recommend that no vehicular access is permitted along this access / track in respect of the proposed development / former Transport Depot. I assume an appropriate condition could be included to prevent this.

I 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.

Note to Applicant

Public Right of Way no. 12 (Sesswick) runs alongside the south western boundary of the site and must not be interfered with.

peter Rothmann

M Planning Control Manager