

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0355 **Your Ref:** PF/P/2011/0355
Date: 27TH May 2011

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 461 369 Avenue Farm, Avenue Lane, Bettisfield, Wrexham.
Development: Construction of slurry lagoon / store.

I refer to your consultation dated 25/05/2011 in respect of the above.

The proposed development site is served off Avenue Lane which is a classified, rural road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road along this section.

The farm is served by a 4.8m wide access which is considered adequate.

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 adequate providing splays in excess of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

It is considered that the proposed slurry lagoon / store will not result in any significant increase in vehicle movements at the farm

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, 3, 4 & 5 of the supplementary notes.



Infrastructure and Planning Manager