

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2011/0524	Your Ref:	KH/P/2011/0524
Date:	12 TH August 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 386 507 Units R and S, Bryn Business Centre, Bryn Lane, Wrexham Industrial Estate.

Development: Renewal of Planning Permission Code No. P/2005/0721 for erection of Units R & S.

I refer to your consultation dated 26/07/2011 in respect of the above and would 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.

Note

The foliage of the existing trees located within the highway verge along Bryn Lane to the east of the existing access serving the development site is likely to impede visibility in the near future in this direction. Visibility splays of 2.4 x 120m measured to the nearside edge of the adjoining highway in both directions would normally be required from this existing access.

I have alerted our Area Streetscene Manager – Kevin Edwards to this situation in order to arrange for appropriate maintenance of these trees.



Infrastructure and Planning Manager