

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2011/0106	Your Ref:	PF/P/2011/0106
Date:	22 nd February 2011		

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

Location: O. S Grid Ref: 412 501 Lower Hall, Lower Road, Bowling Bank, Wrexham.

Development: Erection of general purpose agricultural building.

I refer to your consultation dated 16/02/2011 in respect of the above.

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

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 56m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets.

Visibility from the 2 no. existing accesses serving the farm is adequate complying with the requirements of Manual for Streets.

I understand that the proposed building will be used to store hay, straw and existing livestock during the winter months and is unlikely to 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.

A handwritten signature in black ink, appearing to read 'M. P. K.', is positioned above the title.

Infrastructure and Planning Manager