MEMORANDUM

wrexham
COUNTY BOROUGH
BWRDEISTREF SIROL
wrecsam

From: Infrastructure and Planning Manager **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2011/0064 **Your Ref: P/2011/0064**

Date: 01 March 2011

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

Location: O. S Grid Ref: 3180 3340 Ty Du, Llanarmon Road, Tregeiriog
Development: Erection of agricultural building to keep fodder for livestock

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

The application states that access to the agricultural building will be taken from the previously approved access (P/2006/1314) but does not show this access on any plan. Given that the proposed track to the building appears to be over an existing field drain it is considered necessary for the applicant to provide further information on the proposed route of the track demonstrating how it is to cross the field drain and where it meets with the approved access.

There is inadequate visibility at the access to the classified highway. I have concerns that this proposal may generate increased traffic movement through that inadequate access but there is insufficient information provided to assess the likely traffic generation.

Please ask the applicant to provide further information to show:

The proposed route of the track demonstrating how it will cross the field drain and where it meets with the approved access.

The potential traffic movement as a result of the proposal.

Infrastructure and Planning Manager