

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2017/0740

Your Ref: PF/P/2017/0740

Date: 11th September 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 438 433 Whalebone House, Plassey Lane, Willington, Malpas, Wrexham.

Development: Erection of machine store and workshop building.

I refer to your consultation dated 07/09/2017 in respect of the above.

The proposed development site is located on a narrow, rural classified road subject to a 60mph speed limit. Whalebone Lane is a "No-Through Road" and is considered "unsuitable for motor vehicles" (advisory sign). I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

I assume that the proposed machine store / workshop building will utilize the existing access nearest to the development site and may not result in any significant increase in vehicle movements.

However, the submitted application does not indicate any details of the proposed access, give any indication of the likely daily vehicle movements or specific details of the workshop. Could you please ask the applicant to clarify the following:-

- Details of proposed access serving the development site ie/ location, width, surfacing, drainage, visibility splays.
- Details of proposed workshop ie/ nature of business or general agricultural use.
- Anticipated typical daily vehicle movements generated by the proposed development.

I await the requested information.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

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