

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2017/0672

Your Ref: PF/P/2017/0672

Date: 17th August 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 353 416 Land adjacent to St Erbin, Erbistock, Wrexham.

Development: Change of use of agricultural land to kitchen garden use and erection of shed (in retrospect).

I refer to your consultation dated 16/08/2017 in respect of the above.

The proposed development site is located on the junction of 2 no. narrow, rural classified roads (Manley Hall Rd & Erbistock Ferry Rd) both subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 20 – 25mph given the geometry of the road in this location.

Although the existing access is poorly located on a junction, I assume that the proposed development is unlikely to generate any significant increase in vehicle movements compared with its permitted agricultural use.

I 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, 2, 3, 4 & 5 of the supplementary notes.

Service Manager Environment