

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2016/1156

Your Ref: SEH/P/2016/1156

Date: 6th January 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 473 Berthengron Farm, Plas Noble, Sontley, Wrexham.

Development: Erection of agricultural steel portal framed building.

I refer to your consultation dated 21/12/2016 in respect of the above.

The proposed development site is located on a rural, classified road subject to a 60mph speed limit. However, I would estimate typical speeds at being around 20mph in this location given the geometry of the road.

I understand that the proposed building will be accessed via the existing access off Plas Noble Lane and will simply be used to house existing machinery and produce. The proposed development is considered unlikely to result in any significant increase in vehicle movements. 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.

Peter Douthwaite

ry Service Manager Environment