

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0281	Your Ref:	PF/P/2012/0281
Date:	24 TH April 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 461 368 Avenue Farm, Avenue Lane, Bettisfield, Wrexham.

Development: Construction of cattle cubicle housing.

I refer to your consultation dated 17/04/2012 in respect of the above.

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

The farm is served by a 4.8m wide access which is considered adequate.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access is adequate providing splays in excess of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

It is considered that the proposed cattle cubicle housing will not 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.

P.P. Peter DeMunars
Network and Infrastructure Manager