

MEMORANDUM



From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0188 **Your Ref:** KH/P/2012/0188
Date: 28TH March 2012

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

Location: O. S Grid Ref: 422 460 Barn 1A, Bowling bank Farm, Mulsford Lane, Worthenbury, Wrexham.

Development: Change of use of agricultural building for bottling and packaging of mineral water.

I refer to your consultation dated 14/03/2012 in respect of the above.

I cannot fully assess the application due to lack of information.

The submitted Design and Access Statement does not give any indication of the likely vehicle movements that the proposed development will generate or the nature of delivery vehicles likely to visit the site.

The section of Mulsford Lane from its junction with the B5069 up to the access serving the proposed development site is of restricted width (typically 4.3m wide) and cannot accommodate the simultaneous passage of 2 no. vehicles (ie/ delivery vehicle plus car). I would normally expect a minimum carriageway width of 5.5m.

Having discussed the issue of traffic generation and potential highway improvements with the applicant, I understand that the development is likely to generate a significant number of vehicle movements and will involve larger delivery trucks visiting the site.

The applicant has agreed to submit further details of potential traffic movements and details of delivery vehicles including details of the existing vehicle movements generated at the development site. He also indicated that he is willing to provide details of a scheme of highway improvements along this section up to the junction with the B5069. This could include widening of the first section of Mulsford Lane to 5.5m and provision of a passing place half way along this section between the junction with the B5069 and the proposed access.

Could you also please ask the applicant to provide a scaled layout plan indicating proposed visibility splays from the existing / proposed access.

I await the requested information.

Peter Dosthervants

P-P Network and Infrastructure Manager