

MEMORANDUM



From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0159 **Your Ref:** PF/P/2012/0159
Date: 13th March 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 471 412 The Brook, Lower Wych Road, Eglwys Cross, Wrexham.
Development: Erection of steel framed building for storage of hay / straw and feeds.

I refer to your consultation dated 06/03/2012 in respect of the above.

The proposed development site is located on a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

I assume that the proposed building will be accessed via the existing access located to the south of the development site.

The existing access is approximately 9m wide and is gated approximately 3.7m behind the adjoining carriageway. Visibility from this existing access is adequate providing splays in excess of 2.4 x 33m in both directions measured to the centreline of the adjoining highway.

I assume that the proposed development is 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, 3, 4 & 5 of the supplementary notes.

PP *Peter Downhake*
Network and Infrastructure Manager