
Transport Statement

**Ridleywood Farm
Holt Road
Ridleywood
Wrexham
LL13 9US**

Change of use of buildings from agriculture
to commercial use and all associated works

TSM & TR Lunt

June 2024

Roger Parry & Partners LLP
www.rogerparry.net
richard@rogerparry.net
Tel: 01691 655334

The logo for Roger Parry & Partners is located in the bottom left corner. It consists of a white square containing the text "Roger Parry" in a large, bold, yellow sans-serif font, with "& Partners" in a smaller, yellow sans-serif font below it. The square is set against a dark blue background that features a yellow diagonal stripe running from the top left towards the bottom right.

**Roger
Parry**
& Partners

1. Transport Assessment

The proposal involves converting the current agricultural structures for commercial purposes and completing all the necessary tasks associated with this conversion. The existing use of these buildings is connected to the current dairy operation, serving as housing for cattle, young livestock, and machinery. Ridleywood Farm encompasses approximately 450 acres, primarily dedicated to grazing and arable land. The client's objective is to transition away from dairy farming, and consequently, they seek to repurpose the former agricultural buildings into separate commercial units. Currently both accesses are used to serve the farming enterprise.

All traffic movements are based on 1no per vehicle visit.

Below are the existing traffic movements:

Dairy Enterprise		
6am-8pm		
Movement	Vehicle Type	No of Movements
Milk Collection	HGV	Daily
AI	4x4	Daily
Feed Delivery	Artic	Weekly
Dairy Chemicals	Van	Weekly
Seed/Maze Delivery	Artic	Seasonal
Fallen Stock Collection	HGV	Monthly
Cattle Delivery	Artic	Weekly
Cattle Collection	Artic	Weekly
Straw Delivery	Artic	Weekly
Bedding Delivery	HGV	Every 3 weeks
Vet	4x4	Every two weeks
Diesel Delivery	HGV	Monthly
4 Staff	Car	Daily
Foot Trimmer	4x4	Monthly
Milk Recorder	4x4	Twice Monthly
Farm Collection Waste	Waste Lorry	Twice Monthly

"Ridleywood Farm is a well-established dairy and youngstock operation, which means that there is a significant volume of traffic associated with farming activities, primarily comprising Articulated (Artic) and Heavy Goods Vehicles (HGVs). The planned change of use will lead to a decrease in the number of large traffic movements and overall vehicle comings and goings at the site."

Following comments received from WC Highways department, please see below response:

North Easterly Access

This access will be utilised as the proposed commercial access. The access will no longer serve any farming activity or access to the farmhouse.

Visibility to the westerly direction is adequate and visibility to the easterly direction can be achieved with the setting back of an existing hedge row.

Any gates will be set back at a minimum distance of 10m to the adjoining highway. We can confirm the farming enterprise will no longer require a milk tanker.

Proposed Traffic Movements:

Commercial Use	Vehicle	Number of movements
(anticipated)		
6am-7pm		
Unit A	Car/Small Van	3 daily
Unit B	Car/Small Van	3 daily
Unit C	Car/Small Van	2 daily
Unit D	Car/Small Van	2 daily
Unit E	Car/Small Van	2 daily
Unit F	Car/Small Van	3 daily
Unit G	Car/Small Van	5 daily

South Westerly Access

This access will be used to serve re small remaining farming activity along with the farmhouse. Visibility can in the north easterly direction is adequate and visibility to the south westerly direction can be improved. Any gates will be set back at a minimum distance of 15m to the adjoining highway. Turning facilities and swept paths have been shown on the revised highways drawing. The largest vehicle to entre and existing the site will be a tractor and trailer. There will no longer be staff on the site as all work will be completed by the clients who live in the farmhouse.

Proposed Traffic Movements:

Small beef enterprise		
6am-8pm		
Movement	Vehicle Type	No of Movements
Straw Harvest	Tractor and Trailer	4 times per year
Feed Delivery	Artic	4 times per year
Cattle Sales	Tractor and Trailer	2 times per year
Vet	4x4	Once every six months
Diesel Delivery	HGV	Once yearly
Farm Collection Waste	Waste Lorry	Twice Yearly

Overall reduction of traffic movements:

Dairy Enterprise		
6am-8pm		
Movement	Vehicle Type	No of Movements
Milk Collection	HGV	Daily
AI	4x4	Daily
Feed Delivery	Artic	2 x Weekly 4 times per year
Dairy Chemicals	Van	1x Weekly
Seed/Maze Delivery	Artic	Seasonal
Fallen Stock Collection	HGV	1x Monthly
Cattle Delivery	Artic	1x Weekly
Cattle Collection	Artic	1x Weekly
Straw Harvest	Artic Tractor and trailer	1x Weekly 4 times per year
Bedding Delivery	HGV	1x Every 3 weeks
Vet	4x4	1x Every two weeks Once every six months
Diesel Delivery	HGV	1x Monthly Once yearly
4 Staff	Car	2x Daily
Foot Trimmer	4x4	1x Monthly
Milk Recorder	4x4	2x Monthly
Farm Collection Waste	Waste Lorry	2x Monthly Twice yearly

The information provided above affirms that the change of use for the agricultural building will lead to a decrease in the total traffic movements to and from the site, especially the movements of large HGVs and Articulated vehicles.

Sustainability

The development is situated at the periphery of Wrexham Industrial Estate, a mere 400 meters away. The client intends to make this site available to small startup businesses that are not suited for the extensive development found within the industrial estate. The site is conveniently located just off a B road, offering easy access for small businesses in the vicinity

Public Footpath

The clients are conscious of the nearby footpath and will take measures to ensure it remains unobstructed and accessible at all times.

Service and Delivery Management Plan

The largest vehicle to use the farm access will be a tractor and trailer, and it is expected that this movement will occur on average only once a month.

Construction Traffic Management.

As for the construction traffic management plan, the clients are willing to accept any necessary conditions. However, it's worth noting that the existing buildings require minimal modifications to facilitate their conversion for commercial use.

2. Additional information following highway comments 6.12.23

Traffic Generation

Daily numbers have been given when necessary, not all traffic visits on a daily basis and often only a few times per year.

Staff numbers have been provided above, the proposed units will not have staff not withing the provide numbers and the farm will no longer have only those who already live on site.

The type of businesses on the site will be those needing storage/workshops. The clients don't propose the type of units that will require customers and frequent visitors. They will mainly be used by local businesses to store tools and equipment, its likely they will visit site in the morning to collect the necessary equipment and return in the evening to drop off. Alternatively it will be business that require a workshop and they will work from the premises all day, therefore the predicted traffic movements are likely to be low.

It is anticipated the main access for the commercial site will only have vans and cars as using the site however we have provided swept paths for HGV vehicles to ensure deliveries can be made.

The farm access large vehicle will likely be a tractor and trailer, swept paths have been provided for this.

Please see above details for existing and proposed traffic numbers.

3. Additional information following highway comments 14.02.2024

These are the actual movements of a similar sized unit that we manage, and have the movements for.

Unit no	Company Trade	Use of unit	No of users	Average visits to site
A	Car Spraying	Workshop/office	3 staff arrive in 1 or 2 cars daily Max 1 car per day to spray	2 per day
B	Mechanic	Workshop	1 Staff	4 per day
C	Insulation	Storage	1 Van	2 per day
D	Furniture	Storage	1 Van	2 per week
E	Carpenter	Storage/Workshop	1 Van	2 per day

Proposed Use.

Proposed Traffic Movements:

Commercial Use	Vehicle	Number of movements
(anticipated)		
6am-7pm		
Unit A	Car/Small Van	3 daily
Unit B	Car/Small Van	3 daily
Unit C	Car/Small Van	2 daily
Unit D	Car/Small Van	2 daily
Unit E	Car/Small Van	2 daily

The above shows the number of larger traffic movements will be significantly reduced and replaced with cars or small vans. All users of the site are local to Wrexham, the new units have been designed to be used for small storage lock ups. Its likely users will only visit once a week.

The proposal now offer 5 additional units to the site. These units will be offered as storage units and are associated with minimal traffic movements. It is anticipated the additional units will create a maximum of an additional 300 movements per month.