

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/MM/P/2021/0077	FAO:	Simon Greenland
Date:	24 th March 2021	Your Ref:	P/2021/0077

Cae Mor, Llwynmawr, Llangollen, LL20 7BE
Erection of an organic free range egg production unit and all associated works.

Further to your email / consultation dated 17/02/2021 in respect of the above, I comment as follows:-

The application is for an additional egg production unit at Cae Mor Farm, where a similar unit already operates, and has been the subject of previous pre-application discussions.

New Access Junction

The unit is to be served by a new access from the B5479. The junction diagram provided shows 2.4m x 56m visibility splays and junction radii of 15m, which are appropriate to allow the safe movement of HGVs into and out of the site. The position of the gate 20m back from the junction will avoid the need for vehicles to wait on the B5479 to gain access.

A Stage 1 Road Safety Audit will be required before construction commences.

Traffic Generation

Food deliveries and egg collection will be carried out by vehicles already visiting the existing egg production unit, therefore the additional HGV trips generated by the unit will be minimal and on routes already used by HGVs serving the site. As the unit is staffed by residents of the adjacent farmhouse, employee trips are not expected to use the public highway. It is considered that the number of car trips to the site for inspections and other visits will be low and have a minimal impact on the highway network. Should any future employees reside off site then any trips generated on the highway network associated with their travel to/from work would also be very low.

Construction Traffic Management

Proposals for managing construction traffic have been submitted as part of the Design and Access statement and include a commitment to provide parking within the site for all vehicles as well as storage. An appropriate route has been proposed for construction traffic.

Conclusion

Although the local highway network is substandard, the additional traffic generated by the development will be negligible. An appropriate design has been provided for the new site access. There are therefore no highways reasons why the development should not be granted permission subject to the following conditions:

- A Stage 1 Road Safety Audit will be required before construction commences.
- The Construction and Operational Traffic Management Plan provided in the Design and Access Statement must be implemented when construction begins.
- A restriction on selling the eggs direct to the public from the farm as this would generate an unassessed increase in traffic volumes which may conflict with the increased HGV movements associated with this development.

A handwritten signature in black ink, appearing to be 'R. K. M.', is located in the top left corner of the page.

Chief Officer, Environment & Technical