

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory

Our Ref: ET/DC/DB/P/2022/0681 **Your Ref:** SH/P/2022/0681

Date: 13 September 2023

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 318 556 Land South of Llay Road, Cefn y Bedd, Wrexham.

Development: Change of use of land for use as Christmas Tree Farm and Outdoor Recreation Centre to include Reindeer Centre, Paddle Boarding, Water Related Activities and Extension of Existing Lake, Creation of Bark Footpath, Erection of Building to Provide Office, Machine and Equipment Store, Hay / Straw Storage and Sick / Maternity Bay Space for Reindeer and creation of car park, access and site landscaping.

Thank you for your email and apologies for the delay in responding.

I note as follows and refer to previous responses:

In response to paragraph one:

Our main issues relate to pedestrian safety, which is a concern that can't be ignored by the Highway Authority and was raised in our initial response ET/DC/PP/P/2022/0681 dated 24th Aug 2022 (Page 3, following Sustainability).

The footway leading to the site is inadequate and the proposed crossing point is poorly located given the actual measured speed of traffic as surveyed. I echo concerns raised by numerous highway colleagues who have knowledge of this road.

In highways opinion it is likely that some visitors will be tempted to walk to and from Christmas Farm

In answer to the second question:

1. Highways are comfortable with the main visibility splays on the entrance, given that the south boundary can be cut back
2. We agree with Axis statement and survey results within the report dated 18th July 2023 regarding forward visibility when eastbound vehicles turn right into the site. Our attached sketch shows this also (using 158m)
3. In Highways response dated 3rd February 2023 reference was made to a need for pedestrian visibility on the north side of the road, particularly, looking west from the crossing.

We don't believe this has been addressed and attach a plan marked up that demonstrates our requirement better than narrative, and highlighting approximately the third party land across which an agreement would be required (ref ET/DC/PP/P/2022/0681 – dated 3rd February 2023 page 3 and 4). The need for 3rd party visibility on the north side of the road was also highlighted in ET/DC/PP/P/2022/0681 dated 4th July 2023.

Conclusion

We remain unable to support the scheme due to our concerns over pedestrian safety at the entrance and along the footpath, referring to our previous responses as noted above.

To enable us to reconsider our response in the future, we would need to see:

1. Creation of an adequate footway between the applicant's site boundaries/access points and east and west to Cefn Y Bedd and Llay respectively. This is required as a result of the likelihood that pedestrians would be encouraged to walk to and from events. (Details of this would need to be agreed on site)
2. Demonstration of safe pedestrian crossing onto the footway from the site, with adequate visibility east and west, and for distances circa 150m in light of the 50mph recorded 85 percentile survey results. These could be reviewed if traffic speeds were reduced via a TRO local to the crossing.



Chief Officer, Environment & Technical