

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/MM/P/2023/0312	FAO:	Gwyn Humphreys
Date:	1 August 2023	Your Ref:	P/2023/0312

Berthengron Farm, Sontley, Wrexham, LL13 0UY
Erection of a new building to be used for general agricultural storage, adjoining existing farmyard buildings.

Further to your email / consultation dated 23/05/2023 in respect of the above, I comment as follows:-

The application (P/2023/0312) submitted is for the erection of a new building, approximately 999sqm. The building will be utilised as storage for general agricultural requirements, including produce, machinery and inputs. The building is required to support the growth of the existing farm.

Site Access

The site is accessed from Plas Noble which forms a junction with Sontley Road approximately 25m west from the site access. Plas Noble and Sontley Road are both adopted by Wrexham County Borough Council (WCBC) (defined as 'C-Roads') which are single carriageway and subject to the national speed limit. Plas Noble and Sontley Road are both narrow roads with single vehicle width.

It is understood from the 'Planning Design and Access Statement' (reference: SA472387, dated April 2023) that the site access is used by vehicles associated with agriculture and that there are no proposed changes to the site access as part of this application.

It is not clear what types of vehicle would access the new warehouse and it is therefore not possible to make an assessment on vehicles associated with the proposal, manoeuvring on site. Swept paths are requested for the largest vehicle likely to use the site (construction or operational, whichever is largest). This should include accessing the site and exiting the site in a forward gear and manoeuvring (i.e. turning around).

Further information is required regarding site access and layout.

Traffic Generation

Construction Traffic

No construction traffic information has been submitted. The applicant should provide information regarding clarification on number of daily construction vehicle movements and type (LGVs or HGVs).

Operational Traffic

The 'Planning Design and Access Statement' states that the proposed storage facility, "*will reduce local traffic movements as bulk deliveries can be held on site ready for use rather being delivered*

off site and subsequently transported to site in smaller loads when needed. Materials can be stored in bulk rather than in moveable bags or pallets on site reducing plastic and other packaging waste"

It is noted from the application form that the applicant states that there would be no new staff associated with this proposal.

No information is provided which details existing or proposed operational traffic movements on the local highway network.

The applicant must provide further detail regarding proposed traffic generation. This should include clarification on number, type (LGVs or HGVs) and frequency of delivery vehicles serving the facility.

Sustainable Travel

Signage at the Sontley Road/Plas Noble junction suggests that both highways form part of an equestrian route.

In the interests of safety, pedestrian and equestrian movements should be considered by the applicant during construction and operation of the facility.

Conclusion

Further information/detail is required to assess this application. This includes:

- Clarification on site access and layout including swept paths for the largest vehicle likely to use the site (construction or operational – whichever is largest).
- Clarification on construction and operational traffic generation including (type of vehicle, number of vehicles and frequency).



Chief Officer, Environment & Technical