

From: Sarah Meredith

Sent: 23 August 2023 13:49

To: Gwyn Humphreys

Subject: RE: P/2023 /0312: Berthengron Farm, Sontley - Erection of an Agricultural Building

Dear Gwyn,

Thank you for your email and apologies for the delay in coming back to you. Here is the requested information:

Issue	Comment
Purpose	The building will provide covered storage instead of open storage which is limited in terms of suitability for perishable produce (e.g. grain). Additional undercover storage will allow produce to be brought directly to site rather than off site to then be brought to site later. This will in effect reduce local road traffic albeit marginally over time given low intensity and low frequency of movements.
Operation	The access will not change and is adequate for current and proposed use. Vehicle type will not change. Currently HGVs and tractors with/without trailers/machinery and light vehicles. Existing use is long established farm access. Intensity and frequency of use will not increase. No issues are currently experienced with road users and/or the adequacy of the existing access. HGV traffic is limited to 3 to 5 in/out movements per week (0.57/day). Machinery storage will not generate any vehicle movements as it is only required to securely store the machinery in association with the existing farming activities. Grain delivery will be limited to harvest periods. Produce will leave the site by lorry during the year. Purpose built storage will allow longer periods of storage and therefore a reduction in the intensity of lorry movements. Parking and manoeuvrability within the farmyard is good. No vehicles will be waiting on the highway. There is adequate space for lorries to turn within the site and enter/exit in forward gear.
Construction	Estimated movements during construction are: Delivery of frame – 4 HGV movements (0.02/day) Delivery of cladding and walls – 5 HGV movements (0.03/day) Concrete – 25 HGV movements (0.14/day) LGV – contractors – 60 movements (0.33/day) Intensity will be reduced given the time period anticipated to be 6-9 months to assist business cashflow (purchase of materials over a period rather than all at one) and work will also be undertaken by farm staff between busier periods of farm work.

Equestrian	Signage was for the benefit of North Wales Police Equestrian Centre which has now closed and there are no frequent equine users of the junction Sontley Road/Plas Noble.
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If you require anything else, please do not hesitate to contact me.

Kind regards,

Sarah

Sarah Meredith

Graduate Surveyor

BERRYS