

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Jenni Perkins
Our Ref:	ET/DC/PP/P/2023/0449	Your Ref:	P/2023/0449
Date:	31/08/2023		

TOWN AND COUNTRY PLANNING ACT 1990
CONTROL OF ADVERTISEMENT REGULATIONS 1992

**CODI STORFA GWRTAITH WEDI'I GORCHUDDIO A'R HOLL WAITH CYSYLLTIEDIG /
ERECTION OF COVERED MANURE STORE AND ALL ASSOCIATED WORKS**

RIDLEY WOOD FARM RIDLEY WOOD WREXHAM

Grid Ref: E 339942.18 N 351791.86

I refer to your consultation / email dated 23/08/2023 in respect of the above.

Access

The proposed development is located on a narrow, rural, classified road (Masegwyn Lane) subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Based on speeds of 25mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway. Visibility can be permitted to the centreline given the narrow nature of the lane.

Visibility from the existing field access proposed to serve the development is adequate providing splays in excess of 2.4 x 33m measured to the centreline of the adjoining highway in both directions.

I understand that the applicant already utilizes the existing field access to store manure (but without cover).

The existing field access is approximately 4.6m wide and gated at around 2.9m behind the adjoining carriageway. The existing access is unsurfaced (ie/ grass / mud).

If the proposal simply involves a covered building equating to a similar uncovered area currently being used to store manure, it may well be considered unlikely to result in any significant increase in vehicle movements compared with current activity at the site. If this is the case then, it may be considered difficult to ask for any significant improvements at the site.

However, if the development was considered likely to result in any significant increase in vehicle movements at the site, I would recommend the following improvements:-

- Setting back of gates by a minimum distance of 10m behind the highway boundary.
- Hard bound paving to the access for a minimum distance of 10m behind the highway boundary.
- Aco drain or similar is provided across the access to intercept any private surface water run-off (if the access falls towards the highway).
- Plan indicating parking and turning provision for tractor & trailer within the site

Parking & Turning Provision

There would appear to be adequate parking & turning provision within the curtilage of the site for a tractor & trailer given the south western side of the building will be open ended.

In principle, I have no objections to the proposed development.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical
