

MEMORANDUM

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

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

Date: 24th August 2022

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.

I refer to your consultation / email dated 12/08/2022 including layout plan (Drg. No. 3034-01-001) in respect of the above.

Access

The proposed development site is located on the B5102 Llay Road which is a rural, classified road subject to a 40mph speed limit.

A traffic count / speed survey was carried out along this section of the B5102 between 20/07/21 – 26/07/21. This survey determined 85th percentile speeds of 52.6mph for vehicles travelling eastbound and 50.0mph for vehicles travelling westbound (stated in Highway Technical Note).

Based on speeds of 52.6mph and 50.0mph, any proposed / existing access would normally require visibility splays of 2.4 x 158m and 2.4 x 147m respectively measured to the nearside edge of the adjoining highway.

The submitted plans (Drg. No. 3034-01-001 & Drg.No. 3034-01-D01) indicate a proposed splay of 2.4 x 148m in the easterly direction and 2.4 x 161m in the westerly direction measured to the nearside edge. Achieving the required visibility splay in the westerly direction is reliant on the removal / setting back of a significant section of existing hedgerow.

Any proposed / existing access in this location would normally need to provide adequate forward visibility in respect of vehicles approaching from the west to vehicles waiting to turn right into the site and forward visibility between vehicles waiting to turn right and those vehicles approaching from the east. **I would recommend that this detail is indicated on a revised layout plan.**

The existing access is off an existing layby which is in need of re-surfacing. Visibility from the existing access serving Christmas Farm appears adequate in the easterly direction providing a splay in excess of 2.4 x 160m measured to the nearside edge. However, visibility in the westerly direction is inadequate providing a splay of approximately 2.4 x 70m measured to the nearside edge. Visibility is impeded in this direction by the existing hedgerow.

The existing access is approximately 3.6m wide and is gated at around 12m behind the adjoining highway.

The proposed access indicated on Drg. No. 3034-01-D01 indicates a 7.3m wide access width with 10m radii with any gates being setback at least 15m behind the adjoining highway. I would recommend that such an access incorporates the existing layby to accommodate a slip lane feature if the application is supported. This detail would need to be indicated on a revised layout plan. Such an access would require the applicant to enter into a s.278 agreement with the Council.

There would appear to be a number of existing access points located off Park Road to the south of the site. These access points have not been detailed in the application. I would recommend that further details of these access points is provided. It may be considered beneficial to close up any existing vehicular access points serving the site off Park Road.

Parking and Turning Provision

Adequate parking and turning provision would need to be provided within the curtilage of the site in accordance with LPGN 16 requirements. The submitted layout plan indicates the provision of 100 spaces. However, it is not clear from the submitted information as to the justification for this number of spaces. **This detail needs clarification.** If the application is supported, it may be considered appropriate to include a condition for a **Car Parking Management Plan** to ensure that the facility is managed / controlled so as not to have any negative impact on the existing highway.

I understand the largest vehicle likely to visit the site will be a tractor / trailer. There would appear to be adequate space within the site to accommodate such a vehicle.

Details of where refuse / recycling is to be collected from and facilities proposed will need to be provided. I would recommend that the applicant liaises with our Waste Strategy Officer (Catherine Golightly) on Tel: 01978 729693.

Traffic Generation

The submitted Highway Technical Note indicates that during the peak season, the proposed development will generate in the region of 100 visitors per day, equating to approximately 200 two-way daily car trips. This equates to around 29 two way trips per hour (based on a 7 hour working day).

It is not clear where the anticipated traffic generation has been derived from. The figures quoted also assume that the traffic movements will be distributed evenly throughout the day which may well not be the case.

It is difficult to anticipate the likely traffic generation from such a facility. However, if no comparable TRICs data is readily available, then it would seem reasonable to request survey data from comparable sites so an assessment of parking demand and traffic generation can be made.

Personal Injury Accident Records

A review of the online Crashmap website has been carried out to view the application site for the most recently available reported incidents over a 5 year period (2015-2019). The data indicates that there has been only one reported "slight severity accident" along the B5102 Llay Road, to the north west of the site.

Public Footpath

Public Footpath No.12 - Llay passes through the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

Sustainability

The development site is located on a relatively remote, rural, classified road along which there is limited footway and lighting provision leading to / from Llay and Cefn Y Bedd. It may be considered that the proposed development site is in an unsustainable location and does not support the opportunity for residents / visitors to walk safely to the development site.

I would raise serious concerns as to the lack of safe / adequate pedestrian footway provision along this section of the B5102 and how those choosing to travel on foot would access the site along this section of adopted highway where speeds are relatively high. The footway provision along this section is only present on the opposite side of the road to the development site comprising an 800mm wide unlit footway. There are no appropriate pedestrian crossing points along this section. The above concerns have also been raised by our Traffic Section. **It would therefore be difficult to support the proposed development given the issues raised above.**

Active Travel

The submitted Highway Technical Note does not indicate how the site will be served in respect of Active Travel routes or any proposed improvements. I would recommend that the applicant liaises with our Active travel Officer (Tel: 01978 729689) on any potential improvements.

Surface Water Drainage

A suitable scheme for the disposal of surface water will need to be submitted. I assume that our Flood Management Section will be approving any proposed scheme.

There is an existing watercourse running alongside the existing access. I assume the applicant will need to liaise with NRW on this matter along with any measures to make safe in respect of pedestrians / visitors.

Construction Traffic Management Plan (including details of contractor parking)

If the application is supported, I would recommend that the applicant submits a Construction Traffic Management Plan including details of contractor parking for further approval. This could be included as a planning condition.

Note to Applicant:

Public Footpath No.12 - Llay passes through the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

A handwritten signature in black ink, appearing to read 'Sean Hanratty', with a stylized, flowing script.

Chief Officer, Environment & Technical