

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0590	Your Ref:	P/2016/0590
Date:	12 July 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: Adjacent to Rackery Cottage, Land off Rackery Lane, Llay
Development: Construction of 6 turkey rearing sheds, utility buildings, associated access roads, fencing, landscaping and drainage works

I refer to your consultation dated 29 June 2016 in respect of the above.

The site is located on a classified highway Rackery Lane subject to a 40 mph speed limit.

The site accesses on to a private drive serving a Waste recycling centre. Adequate visibility is achievable on to the private access road. The proposed access is adequate to cater for the articulated vehicles used to service the site.

Visibility from the private drive is adequate but is reliant on the highway verge being regularly maintained.

The access currently caters for HGVs entering the waste recycling site.

The Design and Access statement indicates that there will be only 2 additional HGV movements per week as a result of this proposal with an occasional period of 3 days requiring 3 movements per day. The traffic generated by this proposal is so infrequent that it will have no detrimental impact on the local highway network.

Given that this proposal is likely to generate only 1 additional HGV movement every 3 days I cannot reasonably justify a recommendation for refusal on traffic generation grounds.

It is unclear how an HGV will turn within the site; a suitably worded condition should be attached to ensure adequate parking and turning facilities are provided.

I therefore recommend that any permission include the following conditions:

CONDITIONS

- ZJ45** **CONSTRUCTION & OPERATIONAL TRAFFIC MANAGEMENT PLAN**
026R No part of the development shall commence until a Construction & Operational Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.
- ZJO9** **NO GATES**
033R There shall be no gates or other means of enclosure across the vehicular access point within 15 metres of the highway boundary.
- ZJ15** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (PRIVATE DRIVE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

peter northwate

Service Manager Environment