

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	ENV/DC/PP/2016/0324	Your Ref:	SEH/P/2016/0324
Date:	20 th April 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 407 489 Rodens Hall Farm, Rodens Hall Road, Isycoed, Wrexham.
Development: Erection of Stock Shed For Animal Housing (Beef Cattle).

I refer to your consultation dated 11/04/2016 in respect of the above.

The proposed development site is located on Rodens Hall Road which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road along this section.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility from this existing field access is adequate in the southerly direction providing a splay in excess of 2.4 x 33m measured to the centerline of the adjoining highway. However, visibility in the northerly direction is inadequate providing a splay of approximately 2.4 x 20m measured to the centerline of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow fronting the site. However, the provision of the required visibility splay in the northerly direction could easily be provided by minor modifications to the existing hedgerow. **I would recommend that the hedge is trimmed back to provide the required splay.**

The existing field access serving the development site is 9.5m wide and is gated approximately 5.8m behind the carriageway edge. The access is currently surfaced with loose stone, broken brick etc.

I understand that planning consent (ref: P/2011/0658) has previously been granted for the erection of a grain store served off the above access. This permission was subject to a condition which included the provision of a 6.1m wide access, setting any gates back by 5m from the adjoining carriageway, providing a splayed access and also the provision of a 225mm diameter pipe to serve the drainage ditch which runs under the proposed / existing access.

I would normally recommend that such an agricultural access be gated at least 10m behind the adjoining highway and surfaced with hard bound materials for a minimum distance of 10m behind the adjoining highway. This would enable a tractor & trailer / medium sized HGV to sit clear of the adjoining highway should the gates be closed. The hard bound materials would minimize the amount of mud etc. being carried onto the adjoining highway. **As a minimum I would recommend that the access is surfaced with hard bound materials (eg/ bituminous macadam) for a minimum distance of 5m behind the adjoining carriageway.**

Parking and turning provision within the curtilage of the development site appears adequate.

The proposed development is not considered likely to result in any significant increase in vehicle movements through this existing access.

Providing the above issues are satisfactorily addressed, I would have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ16 VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the centreline 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 carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ07 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

Supplementary Notes

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

Note to Applicant

Public Footpath No.14 – Isycoed passes immediately to the west of the development site and should not be interfered with.

Peter Oatman

MP Service Manager Environment