

AnnS Jones

From: Matthew Phillips
Sent: 18 January 2016 08:44
To: planning_admin
Subject: FW: P/2015/0962 - Cae Bach

Supporting information

From: Tim Evans [mailto:timevans58@gmail.com]
Sent: 15 January 2016 15:23
To: Matthew Phillips; Rob Middleton
Subject: Re: P/2015/0962 - Cae Bach

Hi Matthew

I'm mystified why we need to demonstrate that access by a HGV is required? Is it to cater for agricultural vehicles? (The site is already agricultural and that requirement wasn't imposed when the original PP was granted for the agricultural building)...just to confirm that the site is only 7 acres and the number of sheep/pigs arriving at the site is very small and will be transported by land-rover and livestock trailer.

I would confirm that nothing contained within the proposal will require use of the site by a HGV

1. The maximum size / length of any minibus we expect to visit the site will be a 33 seater (8 metres long).
2. The existing access to the barn is actually wider than the quoted 2.4m. It is actually a minimum of 3m along its length, however since the previous owner vacated the site, the grass has encroached upon the track...this just needs scraping to restore its full width. parking / turning area in front of the barn will only be serving a small number of cars / vehicles (i.e. up to 10) therefore we feel that it is unnecessary to improve the track to accommodate the simultaneous passage of 2 no. vehicles. It should be noted that there is good intervisibility between each end of the (short) track thereby allowing vehicles to wait at one end, whilst the other leaves/arrives.
3. We would expect all traffic to park in the small field which as confirmed by highways has significant scope to accommodate much more than the maximum 30 cars expected on our busiest day.
4. Trakmats / re-inforced grass mesh will be installed as and when required to service traffic / parking levels.
5. Staffing will add maximum 4 cars to the total on the busiest days. (normal days = 2 cars)
6. On a normal Farm Activity Day at any one time there will be a maximum of 45 visitors at any one time and many of these will be car-sharing...

The following is taken from the DAS and explains the parking/highways situation.

"The existing yard will provide 10 car spaces and additional overflow parking for 20 cars will be provided within the applicant's front field, alongside the roadside hedge. This will be surfaced with matsgrid reinforced grass mesh, to provide a natural looking, firm, well drained vehicle surface.

Notwithstanding the parking provision shown, the application use does not have a recommended parking provision within the Council's adopted car parking standards. It is therefore provided on the basis of the applicant's best working practice through their knowledge of the business.

It should be noted that experience of running the operation in Yorkshire has shown that generally visitors car-share, or arrive in a minibus. Given a maximum number of 45 people for the farm activity sessions (3 sessions at 15 people per session), this equates to 3-4 people per car / 5 cars per group, giving a total of 15 cars maximum at any one time, together with say 2 staff car spaces = 17 spaces maximum.

It should also be noted that the applicant can control vehicle numbers as the venue is available only on a pre-booking basis. At point of contact, customers are advised to car share, in order to reduce traffic. The website also advises train travel and makes arrangements with local taxi firms to ferry visitors to the site.

The only exception to the above, are wedding parties; where higher visitor numbers will be expected. From experience, visitor numbers rarely exceed 100 guests. Again, in the interests of the environment and site management, car sharing and the use of mini buses will be required to keep overall traffic numbers down. If it is apparent that greater numbers will need to be catered for, then Trakmats will be hired to provide a temporary solution during wet weather. During dry summer weather, visitors can just park on the grass, as is common at such events,(eg. where Marquees are hired for erection in the owners field).

The additional parking area/Trakmats will run parallel to the roadside parking area as indicated on the 1:500 site plan and provide parking for an additional 20 cars. (see <http://www.all-weatheraccess.co.uk/trakmat-applications/>)"

Can you let me know what further information will be required, following submission of the above.

Many thanks

Tim

On Fri, Jan 15, 2016 at 12:55 PM, Matthew Phillips <Matthew.Phillips@wrexham.gov.uk> wrote:

Tim,

Please see attached from Highways. I will need some clarification regarding the matters they have raised.

Regards

Matthew

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