

MEMORANDUM



From: Service Manager - Environment

To: Head of Community Well-being
and Development

FAO: Hannah Parish

Our Ref: ENV/DC/PP/2012/0017

Your Ref: FL2P/2012/0017

Date: 24th January 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 383 543 Lodge Farm, Borrass Road, Holt, Wrexham.

Development: An application to import and recycle a wide range of materials including energy crops and industrial biowastes to compliment feedstocks in the existing agricultural anaerobic digestion facility, the construction of small bund and the relocation of the consented generator exhaust stack.

I refer to your consultation dated 13/01/2012 in respect of the above.

The proposed development site is accessed off Borrass Road which is a classified road subject to a 60mph speed limit. The main access serving the development site is approximately 22m wide and is paved with hard bound materials.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access appears adequate in the westerly direction (assuming that the applicant has control of the land over which the splay crosses). Visibility in this direction is reliant on the regular maintenance of the boundary hedge along this section. However, visibility in the easterly direction is inadequate providing a splay of approximately 2.4 x 100m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing boundary hedge fronting Smithy Lodge and the hedgerow fronting the field to the east of Smithy Lodge.

I would therefore not normally wish to support any proposed development that is likely to result in an increase in vehicle movements through this sub-standard access.

I understand that the applicant has control of the property / land over which the required splay would need to cross in the easterly direction and is able to provide the required splay in this direction. The required splays are indicated on submitted plan (Drg. No. 1139-01-SK01 Dated 09.02.11).

I understand that the application is to permit the movement of farm yard muck, arable waste and food waste by the road network to Lodge Farm to be processed by the anaerobic digestion facility. I understand that there will be a surplus of processed digestate which will need to be exported to other farms in the area which will result in additional vehicle movements from the farm. I understand that all vehicle movements will take place through the existing access off Borrass Road.

The submitted Design & Access Statement states that vehicles arriving at the site will typically approach via Buck Road and Borrass Road and suggests that only one additional HGV a day resulting in only 2 trips a day along this route will occur as a result of the proposed development. Although, this level of increased traffic generation would be considered acceptable and would not require improvements to visibility at the existing access, it is unclear as to what other vehicles (if any) would enter / exit the site through this access as a result of the digester activity.

Could you please ask the applicant to clarify / confirm the likely overall increase in vehicle movements per day through this existing access including both HGV / non-HGV vehicles as a result of the digester facility. This should include any additional staff vehicle movements that may occur as a consequence of the digester facility.

The submitted Design & Access Statement appears to include a number of scenarios comparing transportation of feeds and industry wastes to the farm directly (to be processed by an on-site digester) compared with transporting such products to a centrally located digester on Wrexham Industrial Estate. The submitted information suggests that significantly more vehicle movements will take place on the road network if processing has to take place at a remote digester facility. However, the submitted information does not clearly state whether the vehicle movements are per year and what movements are actually on the road network. However, as stated above the applicant needs to simplify the submitted information and clarify / confirm the likely overall increase in vehicle movements per day through the existing access on Borrass Road including both HGV / non-HGV vehicles as a result of the digester facility in order to make any assessment.

The submitted Design & Access Statement includes a Traffic Routing Plan which suggests controlling the routes which vehicles take when approaching / leaving the site. Although this would be considered beneficial to avoid HGVs passing through Holt Village, I assume any related planning condition would be difficult to monitor / enforce. However, the submitted plan received is in black & white and I cannot fully assess this proposal. Could you please ask the applicant to submit a coloured plan.

I cannot therefore fully assess the application due to lack of information.

Please ask the applicant to provide the requested details.

PP. *Pete Do Anwaits*
Service Manager - Environment