

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0320 **Your Ref:** PF/P/2010/0320
Date: 17th May 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 360 486 Llwyn Onn Farm, Cefn Road, Wrexham.

Development: Erection of new feed store.

I refer to your consultation dated 20/04/2010 in respect of the above.

The proposed development site has an existing access onto Cefn Road which is a classified road subject to a 60mph speed limit.

Visibility from the existing access is inadequate in both directions being approximately 2.4 x 70m to the north west and 2.4 x 100m to the south east measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow along this section. Visibility is limited in the south easterly direction due to the vertical alignment of the road.

TAN 18 would normally require such an access to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

Previous planning consent ref: P/2009/0702 for the erection of an agricultural workers dwelling required improvements to the existing access onto Cefn Road. Although improvements at the access itself have been carried out, the approved plan (Drg. No. AI(0)02 – Dated June 09 also included the cutting back of the hedgerow on the north western side of the access to provide an improved visibility splay in this direction of 2.4 x 160m measured to the centerline of the adjoining highway. This aspect of the proposed improvements does not appear to have been carried out. I would therefore recommend that no further development is permitted at the site until this issue is addressed.

I understand that all farming activities previously carried out at Five Fords Farm are being transferred to Llwyn Onn Farm. The submitted traffic data and Design & Access Statement appears to suggest that there will be a significant reduction in vehicle movements at Llwyn Onn Farm compared with current levels experienced at the farm with the proposed improvements to silage / feed storage. The proposed storage facilities would enable larger deliveries to be made and therefore fewer vehicle trips.

Assuming this to be the case, providing that the proposed development does not result in any increase in vehicle movements compared with current levels, I would have no objections to the proposed development on highway grounds.

If there is to be no increase in vehicle movements and you are minded to support this application, then I would recommend any planning permission include the following conditions:-

CONDITIONS

1. Parking provision at the proposed development site shall comply with the requirements of LPGN 16.
2. Suitable turning facilities for agricultural vehicles shall be provided / maintained within the curtilage of the site.

REASONS

1. To provide for the parking of vehicles clear of the highway.
2. To ensure that reversing by vehicles onto and from the highway is rendered unnecessary in the interests of highway safety.

Supplementary Notes

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

Note

Outstanding access improvements include the following:-

- *Repositioning / removal of section of existing hedgerow on the western side of the access to maximise visibility in the north westerly direction along Cefn Road to provide a visibility splay of 2.4 x 160m measured to the centerline of the adjoining highway.*



Operational Manager Traffic & Transportation

