

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0761 **Your Ref:** SW/P/2019/0761
Date: 22nd January 2020

Town and Country Planning Act 1990

Section 78 Appeal @ Rodens Hall Farm, Rodens Hall Road, Isycoed, Wrexham.

I refer to your consultation / email dated 22/01/2020 in respect of the above.

I am satisfied with my previous responses made to this application (copies attached) and wish to inform you that I have no further comments to add.



 Chief Officer, Environment & Technical

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/2019/0761 **Your Ref:** SEH/P/2019/0761
Date: 18th October 2019

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 grain dryer store (in retrospect).

I refer to your consultation dated 10/10/2019 in respect of the above.

Access

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 inadequate in both directions providing splays of approximately 2.4 x 25m in the southerly direction and 2.4 x 16m in the northerly direction measured to the centerline of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow fronting the site.

I would normally not be able to support any proposed development that is likely to result in any significant increase in vehicle movements through this sub-standard access. **I would recommend that the applicant provides a suitably scaled layout plan indicating the required visibility splays.**

No details of the size of the proposed vehicles likely to visit the site and the existing / proposed daily vehicle movements at the site appear to have been provided. **I would recommend that the applicant provides this information.**

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 (eg/ bitmac) 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.

I await the requested information.

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. I would recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.



Chief Officer, Environment & Technical

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Phil Palmer

From: Phil Palmer
Sent: 06 November 2019 10:10
To: Sharon Holman
Subject: RE: P/2019/0761 Rodens Hall Farm

Hi Sharon

If the vehicle movements aren't increasing at the site with this application then it's probably too late to object or ask for highway improvements other than what was included in the P/2011/0658 consent. This consent only appeared to include a splayed entrance with gates setback 5m.

I assume that this would have been the time when vehicle movements could potentially have been increasing and visibility, hard paving, gates setback 10m could have been conditioned. Difficult to know what the original vehicle movements were out of the field access compared with the current use.

Phil

From: Sharon Holman
Sent: 05 November 2019 09:38
To: Phil Palmer
Subject: P/2019/0761 Rodens Hall Farm

Hi Phil,

Some additional information for you to consider...

Thanks
Sharon

From: Hywel Davies <hyweldavies@rosters.co.uk>
Sent: 05 November 2019 09:30
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: Planning application P/2019/0761: My Client: M & P Brereton

Sharon,

As per our brief discussion on Friday regarding the above planning application, I had a word with Phil Palmer yesterday about the highway's response.

Having discussed the matter with him, I am slightly concerned that they have not quite grasped the development. I was already concerned about this but having spoken on the phone, it has been confirmed.

Their response mentions 'a significant increase in vehicle movement' and quantity of vehicles. They seem to think that the development is for a brand new piece of equipment that is used to dry feed that is not on the farm already.

This is not the case, the building is to house a machine that is currently on site, however it is being replaced by a larger and newer more efficient one, such that it can cope with the increased amount of grain being grown on the farm. The amount of vehicles and vehicle movement will not change. In essence we are merely moving a bit of machinery from inside the shed to outside the shed (under the new lean-to), as the new machine is too tall for the existing shed.

With regards to the access point, it seems as though Wrexham council has been happy with the access in the past, and as nothing is changing in terms of traffic quantity and movement I cannot see why this is a factor to be considered.

I would be grateful if you could let me have your thoughts on the matter, I will be in the office all week apart from Thursday if you want to discuss.

I am yet to hear from the drainage people with regards to what they require.

Many thanks

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Kind Regards

Hywel Davies MRICS FAAV



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