

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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