

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0053	Your Ref:	P/2017/0053
Date:	27 February 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3290 3470 Talwrn Farm, Talwrn Road, Legacy

Development: Erection of additional agricultural poultry barn building for barn egg production to house 15700 birds, including link to existing building and 2 no. feed silos

I refer to your consultation dated 24 January 2017 in respect of the above site.

Following an appeal to the Welsh Government in 2015, the site was granted planning permission to erect a barn egg laying unit.

The roads giving access to the site (B5097 and B5426) are below current design standards and it is acknowledged that the roads are not ideal for use by HGVs.

The Welsh Government inspector agreed that the local highway network was sub-standard but considered that the number and frequency of HGVs on the road would not significantly affect the flow of traffic on the local highway network.

The Design and Access statement indicates that there will be only 39 additional HGV movements per year as a result of this proposal. All vehicles will be routed along the B5426 and B5097.

Although traffic generation is very light there is a period of two or three days every 52 weeks when traffic flows will increase. The Welsh government Inspector commented on this in her decision stating that she had 'no substantive evidence that the highway network would be unable to support this increase'

Given the previous Welsh Government inspectors decision at this site I do not think that it possible to justify a refusal on highway grounds particularly given that substantial costs were awarded against the Council at the previous appeal.

I therefore recommend that any permission include the following conditions:

CONDITIONS

- ZJ45
026R** **CONSTRUCTION & OPERATIONAL TRAFFIC MANAGEMENT PLAN**
No part of the development shall commence until a Construction & Operational Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.
- ZJO9
033R** **NO GATES**
There shall be no gates or other means of enclosure across the vehicular access point within 18 metres of the highway boundary.
- ZJ15
038R** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the near side edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJO7
043R** **ACCESS SURFACE (5 metres)**
Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

Peter Danwaite

MD Service Manager Environment