

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: 27th February 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.

Further to your consultation dated 13/01/2012 and my memo dated 24/01/2012 in respect of the above, I comments as follows:-

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 Borrás Road.

The submitted Design & Access Statement states that vehicles arriving at the site will typically approach via Buck Road and Borrás 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. However, I understand that maximum vehicles generated as a result of the digester facility would be 200 vehicles which would equate to 400 vehicle movements per year. To allow for seasonal and agricultural variations I understand that there would be no more than 5 additional vehicles attending the site per day (10 movements).

Based on this increase in traffic generation at the site, I would recommend that improvements are carried out to the existing access to maximize visibility in the easterly direction.

In terms of imports of materials arising and export of digestate to other farm holdings, I understand that such movements already take place on the local highway network through this existing access. Given that vehicle movements generated by the proposed development are relatively low, it would not be considered appropriate to restrict the routes which these vehicles already use / take.

I would therefore have no objections to the proposed development and recommend that any permission be subject to the following condition:-

CONDITION

ZJ15

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 215 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 carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Supplementary Notes

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

Peter O'Donovan

AP

Service Manager - Environment