MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Minerals Officer
Our Ref:	ET/DC/PP/P/2026/0075 Res(2)	**Your Ref:**	P/2026/0075
Date:	31/07/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: GOSOD CYFLEUSTER COMPOSTIO CAEEDIG (IVC) A DATBLYGIAD CYSYLLTIEDIG / INSTALLATION OF IN-VESSEL COMPOSTING (IVC) FACILITY AND ASSOCIATED DEVELOPMENT

LOCATION: BEFESA, FENNS BANK, WHITCHURCH, SY13 3PA

I refer to your consultation / email dated 27/07/2026 including submitted Highways Technical Note 01 ref: 5039-HTN01 – Dated April 2026 and revised Visibility Splay Plan (Drg. No. 5039-D01 Rev A) in respect of the above.

General

The existing site comprises the former BEFESA Salt Slag facility, a hazardous waste management facility. The proposed development comprises utilizing the existing building with some additional bio filter units to the north of the building to form a composting facility that will process green / food waste. Waste would be delivered in refuse collection vehicles or articulated lorries from the local area.

It is understood that the main access to the site off Fenns Bank Road is also shared with a limited number of industrial units at Mereside Industrial Park located to the south of the BEFESA facility.

Access

The proposed development site is located on Fenns Bank Road which is a rural, classified road subject to a 60mph speed limit.

Based on speeds of 60mph, any proposed / existing access 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.

The LHA previously suggested that the applicant carries out a speed survey to determine 85th percentile speeds in order to obtain the required Stopping Sight Distances (SSD)/ Visibility Splays.

An ATC / Speed Survey was carried out between the 28/04/2025 and 04/05/2025 by the applicant which determined the following:-

ATC Location	85th Percentile Speed / Direction	
1	**58.8mph - Southbound**	55.9mph - Northbound
2	47.9mph - Southbound	**53.7mph - Northbound**

Visibility from the existing access serving the development site is currently inadequate in both directions currently providing splays of approximately 2.4 x 120m in the north westerly direction and 2.4 x 70m in the south easterly direction measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow / vegetation. The hedgerows / vegetation have typically become overgrown since the previous business was in operation. If the application is supported, the LHA recommend that these obstructions to visibility are removed.

The Local Highway Authority (LHA) would not normally be able to support any proposed development that is likely to result in any significant increase in vehicle movements utilising this substandard access.

Based on the above 85th percentile speeds, any proposed / existing access would normally require visibility splays of 2.4 x 196m to the north and 2.4 x 164m to the south in accordance with TAN 18.

The LHA previously recommended that the applicant considers how visibility at the main access can be improved and provides appropriate plans indicating any such improvements. The submitted Visibility Splay Plan (Drg. No. 5039-D01 Rev A) indicates improvements to the existing visibility from the access of 2.4 x 196 to the north and 2.4 x 151m to the south measured to a point 0.5m offset from the nearside channel line. Based on the significant improvements proposed at the access including improved visibility splays, the LHA would raise no objections to the proposed development on highway grounds.

The existing access serving the site is approximately 45m wide reducing to 8.2m wide at a distance of 14m behind the adjoining carriageway. The access is paved with hard bound materials and is gated approximately 14m behind the adjoining carriageway.

The LHA would recommend that any gates are setback a suitable distance to accommodate the maximum length of vehicle that visits the site clear of the adjoining highway. Based on the largest vehicle (16.5m long HGV) likely to visit the site, the existing gates would benefit from being setback 20m behind the adjoining highway. The submitted layout plans (Drg. No. 50VES_TD_WREXIVC_200_017 Rev A) indicates the gates being setback a minimum of 20m behind the highway boundary which is considered acceptable.

TRICs Data

The previously submitted Transport Statement (ref: 5039- TS01a Dated Dec 2025) indicated that there is likely to be a reduction in the number of vehicular trips at the proposed site compared with what the existing site is currently capable of generating under its existing lawful use..

Existing Use

The submitted data includes 3 sites. All selected sites are “free standing” locations which is considered comparable. **Two out of three of** the selected sites were surveyed more than 8 years ago and would typically be excluded from the sample. However, the TS has demonstrated that the survey data is relevant by using the TRICS Time Series Analysis Tool. This indicates that trip rates for similar sites have not varied significantly over the selected time period ie/ 2005 – 2022.

Table 4.1 indicates the following traffic generation based on the selected TRICs sites:-

Time Period	Total Trip Rates	Existing Lawful Use Traffic Generation (5865m2 gfa)
08:00 – 09:00	1.029	60
17:00 – 18:00	0.911	53
Daily	5.478	321

The above information indicates that the existing use could have generated around 321 daily vehicle movements.

The submitted information demonstrates that the proposed development is forecast to generate a net decrease of approximately 248 vehicle movements per day when compared with the potential traffic movements that could be generated by the site under its extant permission.

Proposed Use

Estimated traffic generation for the proposed use has been calculated using a "first principles" approach based on detailed information supplied by the applicant. This detail is summarized in the submitted Transport Statement.

The submitted Transport Statement concludes that the proposed development is estimated to produce 55 HGV movements per day and 18 daily staff movements (9 proposed staff) equating to a total of 73 daily vehicle movements.

Parking & Turning Provision

Drg. Nos: VES_TD_WREXIVC_200-015 Rev A & VES_TD_WREXIVC_200-017 Rev A

The Local Highway Authority (LHA) recommend that parking and turning provision at the site complies with LPGN 16 standards.

The submitted car parking layout plan (Drg. no. VES_TD_WREXIVC_200-015 Rev A) indicates the following:-

No	Type
2	Accessible Parking Bay
2	EV Car Charging Bays
16	Standard Car Parking Bay
6	Covered Cycle Shelter

The previously submitted Transport Statement indicated the following:-

The operation of the Proposed Development is characterised by low staff numbers (i.e. a maximum of 9 staff on site at any one time) and limited, occasional visitor attendance. Accordingly, car parking demand is primarily driven by staff numbers rather than by building GFA.

*As shown on the proposed site plans in **Appendix C**, the Proposed Development includes a total of 20 on-site car parking spaces, including 2no. 3.6m wide accessible bays (representing a 10% provision) and 2 no. electric vehicle charging (EVC) bays. On-site car parking will continue to take place within the existing area of hardstanding located adjacent to the office / administration building, to the north of the industrial*

building.

The on-site car parking provision will be more than sufficient to accommodate the anticipated demand associated with staff parking, together with any occasional increases in demand associated with visitors or contractors.

Based on a robust worst-case scenario, the maximum parking demand is anticipated to comprise up to 9 staff vehicles and up to 3-5 visitor or contractor vehicles at any one time, equating to a total demand of approximately 12-14 vehicles. The provision of 20 on-site parking spaces therefore provides a clear surplus over anticipated demand and ensures that no overspill parking would occur on the surrounding highway network.

Proposed Cycle Parking Provision
Six cycle parking spaces are proposed within the car parking area within a covered cycle shelter comprising 3no. Sheffield stands (i.e. 2 bikes per stand). Details of the proposed cycle shelter are shown on the proposed site plans in ***Appendix C****.*

Based on the above information / detail, the proposed parking provision at the site is considered adequate.

Adequate turning facilities must be provided within the curtilage of the site to accommodate the anticipated vehicle types / sizes visiting the site. The submitted Swept Path Analysis Plans (Drg. Nos.5039-ATR01 & 5039-ATR02) indicates the swept path movements of a 16.5m long HGV and 11.2m long refuse vehicle maneuvering within the site and entering / exiting the site at the main access onto Fenns Bank which is considered acceptable.

Parking / loading bays for HGVs appears to comprise the following:-

- 11 no. parking bays 34m x 5.5m
- 5 no. parking bays 30m x 5.5m
- 7 no. 32 x 5.5m loading bays

The previously submitted Transport Statement included the following:-

Given the non-standard nature of the Proposed Development, trip rates cannot be obtained from the industry-standard TRICS database. As such, the traffic generating potential of the Proposed Development has been calculated using a 'first-principles' approach.

In this instance, the first-principles methodology has been informed by detailed operational data supplied by the Applicant, who owns and operates a number of comparable in-vessel composting and waste treatment facilities elsewhere in the UK. The anticipated vehicle movements have therefore been derived from established delivery patterns, vehicle types, payloads and operational practices associated with these existing facilities.

On this basis, the trip generation forecasts presented within this Transport Statement are considered to provide a robust, realistic and site specific representation of how the Proposed Development would operate in practice, and are likely to be more accurate than estimates derived from a generic comparator site which may not reflect the specific contractual, operational and throughput characteristics of the Proposed Development.

*The document contained in **Appendix I** sets out the first-principles HGV trip generation forecasts associated with the Proposed Development, including the methodology and assumptions used. Review of this document demonstrates that the submitted traffic generation figures for the proposed development indicate that the site is forecast to generate up to around 332 two-way HGV trips per week in total.*

Based on the Site accepting deliveries 6-days per week, this equates to 55 two-way HGV trips (movements) per day, on average.

If the Proposed Development is operational for 11 hours per day (07:00-18:00), then it could therefore generate up to 5 two-way HGV trips per hour, or 1 two-way HGV trip every 12 minutes, on average.

Given the above anticipated vehicle movements and level of HGV parking provision on site, the proposed HGV parking / loading provision is considered adequate.

Refuse Collection / Recycling

The applicant has confirmed that the proposed business will be serviced by a private contractor.

Construction Traffic Management Plan (CTMP)

If an application for development is supported at the site, the LHA may recommend any permission includes the following condition:-

No part of the development shall commence until a Construction 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.

Conclusion

In conclusion, the LHA have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 **GENERAL LAYOUT**
026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. **@@@**

NONSTD **VISIBILITY SPLAYS (OFFSET 0.5m OFF NEARSIDE EDGE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 196 metres to the north and 2.4 metres x 151 metres to the south measured to a point offset 0.5m from the nearside 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTD **NO GATES WITHIN 20 METRES**
033R There shall be no gates or other means of enclosure across the vehicular access point within 20 metres of the highway boundary.

ZJ45 **CONSTRUCTION TRAFFIC MANAGEMENT PLAN**
026R No part of the development shall commence until a Construction 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.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Appendix

Highways Development Control Standard Advisory Note

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

1. *Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);*
2. *Use of a parking space for a set down/delivery area;*
3. *Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);*
4. *If any lane closure or obstruction of the highway is required for a crane or similar;*
5. *Protection against dust and debris blowing onto the public highway*
6. *Construction traffic parking locally avoiding nuisance to others;*
7. *If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.*
8. *Lowering of kerbs or minor pavement alterations require Section 184 / 171 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.*
9. *A section 278 agreement works agreement is required for more significant alterations to the existing highway*
10. *Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;*
11. *For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:*

    - *No surface water from the applicants site should be allowed to drain onto the public highway,*
    - *The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.*
    - *No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.*

    **The hard paved length and set back if required is subject to the applicants proposed vehicular length*

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and

complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.

KW Edwards

Contracts & Engineering Manager

On behalf of Chief Officer, Environment & Technical