



Grain Store
Land adjacent to Prescott Road (North of Red House Farm)

Highway Comment

Highway Planning Services
Whitchurch Road
Chester
CH3 5QB
07789851232
highwayplanningsolutions@btinternet.com

1. Project Brief

To provide response to highway officer's observations in respect to planning application 23/02389 seeking amendments to the existing access and landscaping scheme of approved agricultural grain storage building approved under application 23/000005/AGR.

2. Discussion

2.1 Planning application 23/02389 was submitted to Knowsley Borough Council in August 2023 but remains under consideration. Consent for the erection of a grain store was previously approved under planning consent 23/000005/AGR however this did not include full access details and it would appear that the highway authority were not consulted at the time.

2.2 The grain store is intended for use by the Applicant for the storage of grain harvested from his own fields that surround the site. Grain will be brought by tractor and trailer, from the fields to the store during the harvest period. The grain will remain in store until sold when it will be collected by the purchaser. The largest vehicle entering/leaving the site is likely to be an articulated grain lorry with an anticipated frequency of less than one trip per day.

2.3 The existing entrance to the site is hard surfaced and was previously used as contractor's site compound accommodating cabins, storage area and parking in association with a recent highway improvement scheme.

2.4 Proposed access details including swept path analysis were previously submitted with the application however the highway authority has raised concern. A copy of the highway observations is included as an appendix to

this report.

- 2.5 Concerns were raised regarding proposals to include 6m radius kerbs at the access with a recommendation that entrance radii should be increased to a minimum of 10 radius. This recommendation has been incorporated into a revised layout drawing.
- 2.6 There was a request that entrance gates be set back a minimum distance of 18m from the edge of the carriageway in order to enable a grain lorry to pull clear of the carriageway whilst gates remain closed. Due to the position of the building, the extents of the approach apron and the swept path of the grain lorry, setting back entrance gates so far into the site is not a practical solution; neither is it justifiable. Management of the site requires operators (the Applicant) to be present during the pick-up of grain. These operators will always have opened the entrance gates prior to the arrival of a grain lorry and will also be in position to close the gates, once all HGVs have left the site. During the harvest period, gates to the site will be left open to enable the free passage of tractor/trailer units.
- 2.7 Concern has been raised regarding the swept path drawings and the continuity of movement of the grain lorry whilst accessing the site; the swept path analyses have been re-run to reflect the increased entry radii, continued forward movement of the vehicle has been ensured. Concerns were also expressed regarding the confused appearance of the swept path diagram; simplified individual movements are presented separately in the appendices to this report.
- 2.8 The extent of hard surfaced area has been increased to reduce the risk of debris being brought onto the highway.

Appendices



Knowsley Council

Highway Observations Memo

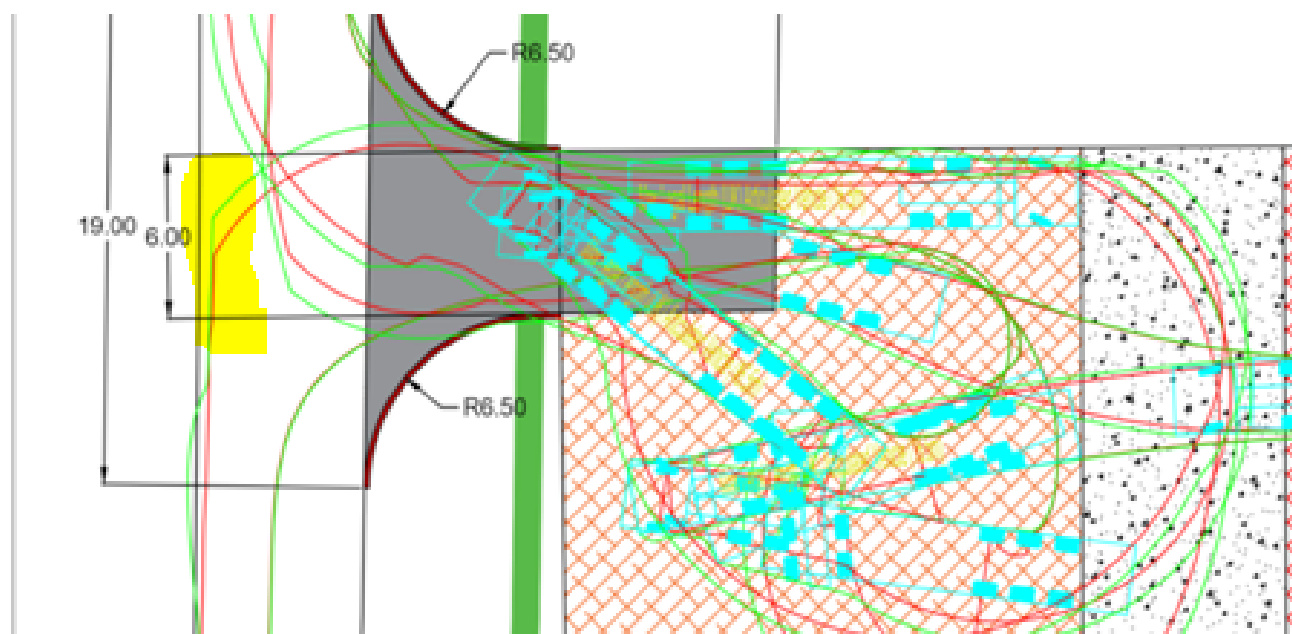
Transportation and Traffic Services



Date:	12 th February 2024
To:	Planning Services
Planning App. No:	23/02389/FUL
Proposal:	AMENDMENTS TO EXISTING ACCESS AND LANDSCAPING SCHEME OF APPROVED AGRICULTURAL GRAIN STORAGE BUILDING (APPLICATION 23/00005/AGR)
Location:	Land Adjacent To Prescott Road, North Of Red House Farm And South Of Cronton Road, Cheshire, Widnes, WA8 5PS,

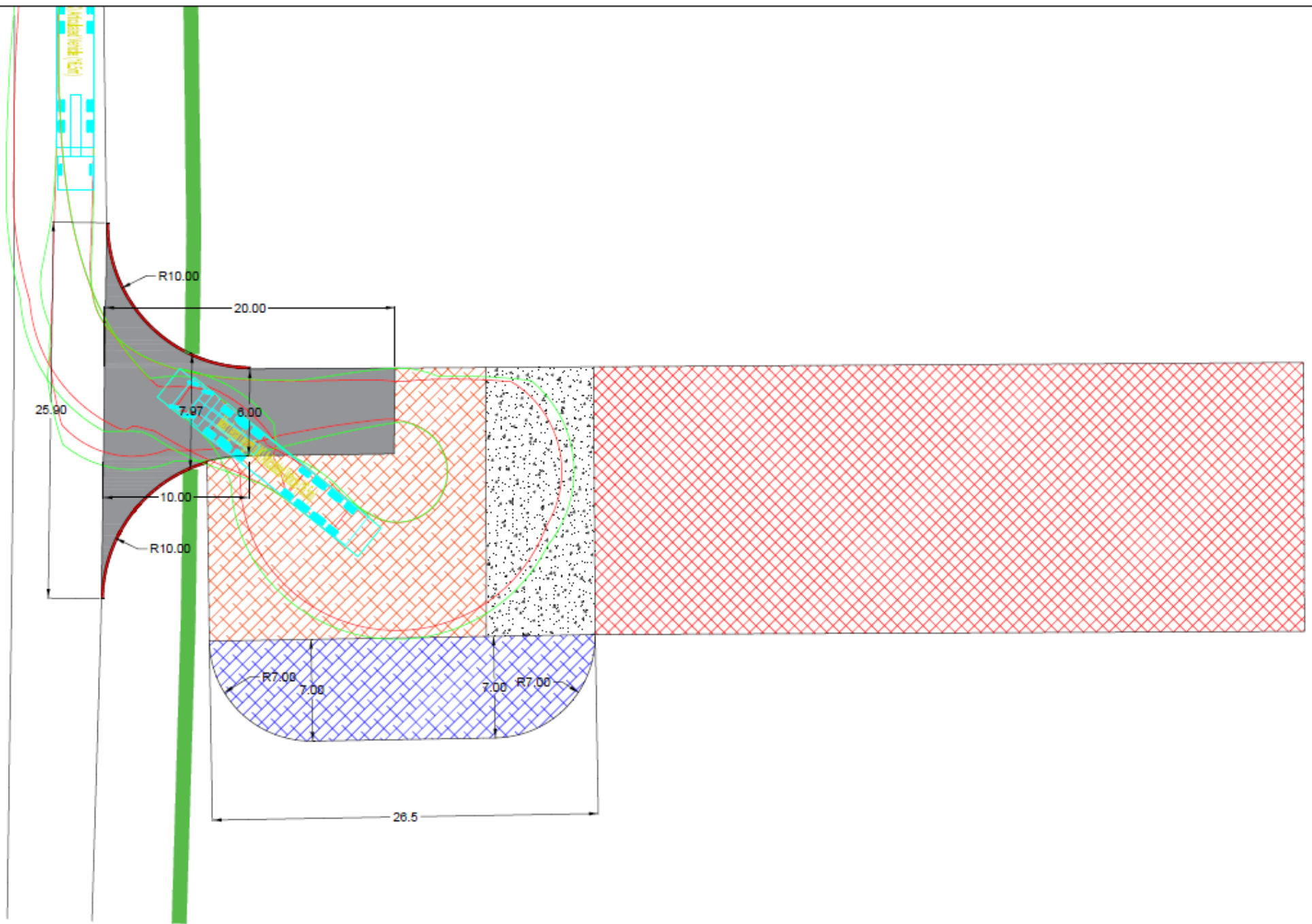
☒ Highway Objection (pending additional satisfactory information being provided)

Highways note the additional information including the swept path drawing which shows additional turning area and access ~~bellmouth~~. Unfortunately, the swept path plots have been drawn overlayed and contiguous which makes it impossible to discern the different manoeuvres. The plots will need to be presented separately on a new plan. It is noted however that the 6.5m radii of the access, combined with a 6m access width, is insufficient to allow turning into the site without a stationary turning of the steering on the adopted highway as shown in the excerpt below (highlighted yellow). Ordinarily, accesses suitable for HGVs will require 10m radii, and the evidence presented to date corroborates this. A modification to the design will be required.

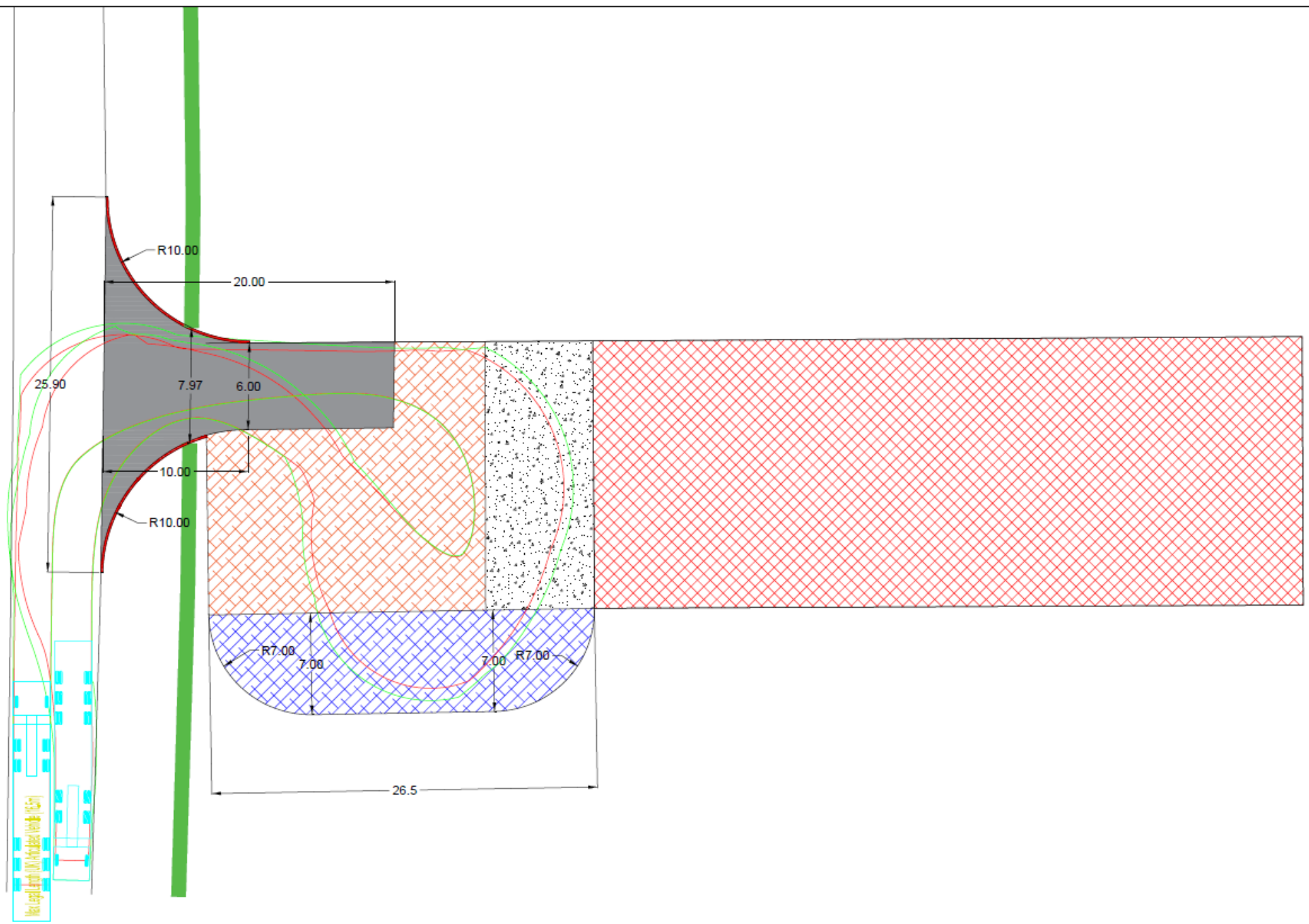


As noted previously, the proposed gates will need to be relocated to at least 18m from the carriageway to allow the HGV to pull clear of the carriageway whilst the gates remain closed and another area of at least the same length will need to be hard surfaced to prevent track out of debris from the turning area.

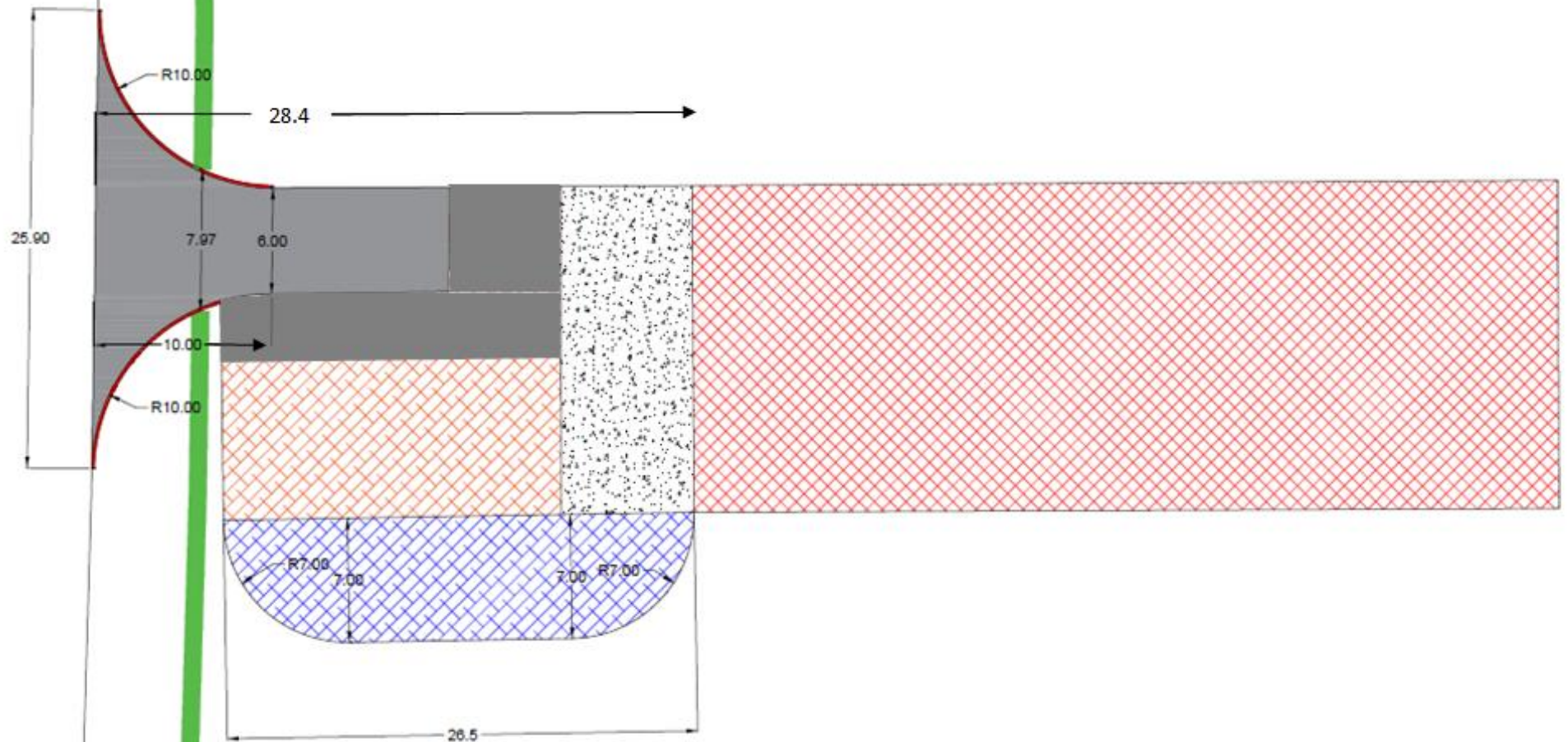
In order to prevent hardcore being tracked onto the carriageway, particularly with maximum turning movements being carried out on the hardcore/road planings surface, the mouth of the gateway (between the carriageway and the gates),



16.5m articulated vehicle left in/right out maneuver



16.5m articulated vehicle right in/left out maneuver



Hard paving extended