MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2025/0151	**Your Ref:**	P/2025/0151
Date:	17/04/2025		

TOWN AND COUNTRY PLANNING ACT 1990

ADDASU BLOC STABLAU I FOD YN GATHDY / CONVERSION OF STABLE BLOCK TO CATTERY

CAE FFYNNON, HOLT ROAD, LLAN Y PWLL, WREXHAM, LL13 9SA

I refer to your consultation / email dated 27/02/2025 in respect of the above.

General

The proposed development was previously granted consent (ref: P/2017/0133) for stables and a menage which were intended for personal / non-commercial use. The submitted Design & Access Statement indicates existing dog kennels at the site (4 no. kennels shown on layout plan). However, it is unclear whether the existing kennels are for personal or commercial use and whether they have planning consent. No details of existing parking provision for the kennels has been indicated on the submitted layout plan or whether the kennels employ any staff. **The LHA recommend that the applicant clarifies this detail.**

It is proposed to convert the existing stable block into a cattery. It is not clear whether the proposed Cattery will employ any staff. **The LHA recommend that the applicant clarifies this detail.**

Access

The proposed development site is located on Holt Road which is a rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph given the geometry of the road.

Based on typical speeds of 40mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing / proposed access appears adequate providing splays in excess of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway. However, this

detail has not been indicated on the submitted layout plan. **The LHA recommends the applicant indicates the full extent of the proposed splays on a suitably scaled layout plan.**

The existing / proposed access is approximately 15m wide reducing to 3.5m wide at a point 9m behind the adjoining carriageway. The access is gated at approximately 9m behind the adjoining highway. The access is surfaced with hard bound materials.

Parking & Turning Provision

The submitted layout plan (Drg. No. G104/004) indicates 3 no. parking spaces for the proposed cattery. It is not clear whether the proposed cattery will employ any staff. **The LHA recommend that the applicant clarifies this detail.**

If the application is supported, the LHA recommend that the business operates on an appointment only basis where customer visits are staggered so only one customer is permitted on site at any one time. This will avoid any potential issues with parking on site.

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The LHA recommend the applicant provides a suitably scaled plan indicating the parking & turning provision for the existing property, existing kennels and proposed cattery (including annotated dimensions).

Conclusion

In conclusion the, LHA request the following information:-

- Visibility Splays
  The LHA recommends the applicant indicates the full extent of the proposed splays on a suitably scaled layout plan.

- Parking & Turning Provision

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On behalf of Chief Officer, Environment & Technical