MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/PP/P/2024/1155 Res(4)	**Your Ref:**	P/2024/1155
Date:	20/05/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CODI BLOC STABLAU A MENAGE GAN GADW'R TRAC MYNEDIAD A'R LLAWR CALED AR GYFER DEFNYDD CYMYSG (RHANNOL ÔL-WEITHREDOL) / CONSTRUCTION OF STABLE BLOCK AND MENAGE AND RETENTION OF ACCESS TRACK AND HARDSTANDING FOR MIXED USE (PARTLY IN RETROSPECT)

LOCATION: EAST WAY, BOWLING BANK, WREXHAM, LL13 9RR

I refer to your consultation / email dated 25/03/2025 including revised plans in respect of the above.

Access

The development site is located on a narrow, rural classified road subject to a 60mph speed limit. However, the LHA estimate typical vehicle speeds at being around 25mph given the geometry of the road along this section.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway in accordance with TAN 18 / Manual for Streets. Visibility can be relaxed to the centerline of the road given the restricted carriageway width along this section.

Visibility from the existing field access is currently inadequate in both directions providing splays of approximately 2.4 x 20m to the north and 2.4 x 14m to the south measured to the centreline of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow.

Revised Site Plan (Drg. No. AC2001/02) in

The revised site plan (Drg. No. AC2001/02) indicates proposed visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway which is considered acceptable.

The proposed access has been increased in width to 6.1m with gates setback 10m behind the edge of carriageway which is considered acceptable. It is proposed to surface the first 10m of the access with hard bound materials which is considered acceptable. Construction of the wider access will require s.184 consent from the Council to cross the highway verge (see note).

An Aco drain is indicated across the proposed access. However, this will need to be setback behind the limit of highway adoption ie/ centerline of hedgerow (not as shown).

Parking & Turning Provision

The submitted swept path details indicate the turning movements of a tractor & trailer and 4 x 4 plus horsebox entering, turning and exiting the site. These details are considered acceptable.

Parking and turning arrangements at the site are considered acceptable.

Traffic Generation

Existing

It is understood that previous vehicle movements through this access were minimal relating to agricultural works, maintenance, cropping and mowing but no specific figures have been provided.

Proposed

It is understood that the proposed stables / menage will be restricted to personal use only (not commercial). It is understood that the proposed stables / menage have resulted in an increase in movements through this access but no specific figures have been provided.

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. @@@

ZJ16 **VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ39 **VERGE CROSSING**

026R Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

ZJ08 **ACCESS SURFACE (10 metres)**

043R 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 10 metres behind the adjoining highway.

ZJ09A **NO GATES WITHIN 10 METRES**

033R There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

ZJ46 **NO PRIVATE SURFACE WATER RUN OFF**

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

NONSTD **STABLES / MENAGE FOR PRIVATE USE**

026R The stables / menage shall not be used for any commercial or business purposes.

Note to Applicant

VERGE CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Supplementary Notes

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



On behalf of Chief Officer, Environment & Technical