

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/MM/P/2023/0145	FAO:	Ross Pemberton
		Your Ref:	P/2023/0145
Date:	16 May 2023		

Land Opposite, Chapel House, Chapel Lane, Llay, Wrexham, LL12 0PA
New vehicular access to service agricultural land (in retrospect)

Further to your consultation letter dated 06/04/2023 in respect of the above, I comment as follows:

The application is for the creation (in retrospect) of a gated access to a field off Chapel Lane in Llay, Wrexham. It is proposed to provide access to the field for grazing horses.

Access

The site is located to the east off Chapel Lane, opposite Chapel House Farm. Chapel Lane is an adopted highway subject to a posted 30mph speed limit. As noted on the application form the intended use is for access by grazing horses to the field from the property on the opposite side of Chapel Lane. The hedgerow on the eastern side of Chapel Lane should be maintained to ensure clear visibility, particularly in the southern direction due to the alignment of the road.

As this is a new access being created consideration should be given to the installation of appropriate warning signs to motorists in advance of the horse crossing point. These should be provided in both directions to TSRGD Diagram 550.1, warning of accompanied horses likely in the road ahead.

Site Layout

The access appears to be sufficiently set back from the highway to allow waiting for passing vehicles on Chapel Lane.

Parking and Turning Provision

The application states the access is only to be used by horses, therefore no vehicles will use the access.

Public Rights of Way

No public rights of way are impacted by the development.

Conclusion

The proposal is not expected to generate any extra vehicle movements. There is no highways reason why planning permission should not be granted subject to the following:

- The hedgerow on the eastern side of Chapel Lane should be maintained to ensure clear visibility.

- Warning signs should be provided to motorists in advance of the horse crossing point. These should be provided in both directions to TSRGD Diagram 550.1.

A handwritten signature in black ink, appearing to be 'R. L. ...', written on a light blue background.

Chief Officer, Environment & Technical