

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Gwyn Humphreys
Our Ref:	ET/DC/MM/P/2023/0180	Your Ref:	P/2023/0180
Date:	6 July 2023		

Cae Ffynnon Holt Road, Llan Y Pwll, Wrexham Erection of a new stable block

Further to your email / consultation dated 14/04/2023 in respect of the above, I comment as follows:-

The application submitted is for the erection of a new stable block (523 sqm gross floor area) located at the existing property named Cae Ffynnon.

The Existing Site and Location Plan drawing (G094/005) shows that there is an existing stable building providing 4No stables.

The planning application is to provide an additional stable building on the development site, providing a further 4No stables, resulting in the doubling of stables to 8No.

A previous planning application was submitted and approved on September 2021 (P/2021/0062) at this site for a single storey dog kennels and store facility. In the Highways Consultation response to application P/2021/0062, Highways had no objections to the dog kennels development on highway grounds.

Site Access and Layout

There is no proposed change to the existing access arrangements. Access will be via the existing junction onto Sandy Lane.

Traffic Generation:

The application does not provide any information regarding vehicular trips associated with the existing site and the proposed new stable building.

It is requested that the applicant provides information regarding number of vehicular trips likely to be associated with the proposed development.

Conclusion

Further information is required to review this application. It is requested that the applicant provides information regarding number of vehicular trips likely to be associated with the proposed development.

Chief Officer, Environment & Technical