

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/1002 **Your Ref:** MR/P/2021/1002
Date: 6th March 2023

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 473 387 Glebe Farm, Bronington, Whitchurch, Wrexham.

Development: Removal of conditions 2 (Restricted Use) and 3 (Lighting) of Planning Permission P/2018/0657.

I refer to your consultation / email dated 02/03/2023 in respect of the above.

I assume that my previous comments in respect of providing adequate visibility for the new car park access, hard bound surfacing and requirement for s.184 consent will be required through appropriate conditions.

My previous comments in respect of holding events / competitions at the site were as follows:-

I understand from the applicant that typical events / competitions could typically attract up to 25 horse trailers and around 10 cars. There would appear to be ample space within the new hardstanding / car park area to accommodate such vehicles clear of the adjoining highway.

Based on the potential traffic movements the business could generate and the narrow nature of Glebe Lane, it would seem reasonable to request a suitably worded condition that requires the applicant to utilize an appointment only system that staggers vehicle movements to the site in respect of both stables / menage use and equestrian events. Such a condition could also limit the number of vehicles present on site at any one time.

The submitted **Attendance Management Plan** (Dated Feb 2023) would appear to satisfactorily address the future management of any proposed events / competitions.

Supplementary Notes

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

Note to applicant

The applicant has constructed a verge crossing at the development site and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. Please ask the applicant to contact Jo Giles on Tel: 01978 729670 for further details.

A handwritten signature in black ink, consisting of a stylized 'K' followed by a horizontal line and a small loop.

Chief Officer, Environment & Technical