

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0481 **Your Ref:** SH/P/2022/0481
Date: 30th January 2023

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD I ADEILADAU AMAETHYDDOL A NEWID DEFNYDD I STABLAU A BRIDIO CWN /
EXTENSION TO AGRICULTURAL BUILDINGS AND CHANGE OF USE TO STABLING AND
DOG BREEDING
GRAIG Y CORN RUTHIN ROAD BWLCHGWYN WREXHAM

Grid Ref: E 326392 N 353117

I refer to your consultation / email dated 20/01/2023 in respect of the above.

Access

The proposed development site is located off Caer Efail which is a residential, unclassified road subject to a 30mph speed limit. However, I would estimate typical speeds at being around 20mph given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing dropped kerb access onto Caer Efail is inadequate in both directions providing splays of approximately 2.4 x 8m to the south and 2.4 x 6m to the north measured to the nearside edge of the adjoining highway. Visibility is limited in both directions given that the required splays would need to cut across 3rd party land.

No details of the proposed visibility splays from this access have been provided. I would recommend that a suitably scaled plan is provided which indicates the full extent of the proposed visibility splays in both directions.

I would normally be unable to support any proposed development that is likely to result in any significant increase in traffic movements utilising this substandard access.

The access is approximately 3.4m wide and surfaced with loose bound materials. The access cannot accommodate the simultaneous passage of vehicles. I would normally recommend such an access is a minimum of 4.8m wide for a minimum distance of 10m behind the adjoining highway and surfaced with hard bound materials. An Aco drain or similar would normally be required to intercept any private surface water run-off. I would normally recommend that these details are indicated on a suitably scaled layout plan. However, it does not appear possible to provide the required access width.

I assume the development site is an existing farm. I understand that a dog breeding business is also being run from the premises which employs 4 no. staff. It is not clear if the site has planning consent to run such a business. **This detail needs clarification.** I understand that the applicant wishes to set up a commercial livery business at the site. However, it is not clear if the dog breeding business will continue at the site. **This detail needs clarification.**

Traffic Generation

I assume that the existing dog breeding business generates a limited number of daily vehicle movements. I would recommend that the applicant provides details of the existing daily vehicle movements through this access along with additional anticipated daily vehicle movements likely to be generated by the proposed livery business. I assume that the proposed livery business has the potential to generate a significant number of daily vehicle movements.

Parking &Turning Provision

Adequate parking & turning provision will need to be provided within the curtilage of the site to suit the nature of the vehicles using the facility. I would recommend that the applicant provides details of the size of vehicles (eg/ horse trailer) likely to use the site along with a suitably scaled plan indicating where such vehicles will park and turn within the site.

Supplementary Notes

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

A handwritten signature in black ink, appearing to be 'R. O.', written in a cursive style.

Chief Officer, Environment & Technical