

# MEMORANDUM

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**From:** Chief Officer, Environment & Technical      **To:** Chief Officer Planning & Regulatory  
**Our Ref:** ET/DC/P/2022/0774      **Your Ref:** SH/P/2022/0774  
**Date:** 31<sup>st</sup> October 2022

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## TOWN AND COUNTRY PLANNING ACT 1990

### NEWID DEFNYDD I'W DDEFNYDDIO AR GYFER MARCHOGAETH, CODI DAU FLOC STABL A DEFNYDDIO MYNEDIAD / CHANGE OF USE OF LAND TO EQUESTRIAN USE, ERECTION OF TWO STABLE BLOCKS AND USE OF ACCESS LAND TO THE REAR OF POPLAR HOUSE BOWERS ROAD ACREFAIR WREXHAM

**Grid Ref: E 327520.55 N 343467.5**

I refer to your consultation dated 02/09/2022 in respect of the above and would advise the following

#### **Access**

Bowers Road is a quiet rural road and subject to a 20mph speed limit, the visibility splay required would be 2.0m x 25m, measured in both directions to the nearside edge as per Manual for Streets. The proposed access provide more than the required visibility in both directions. The visibility splay required is in accordance with Manual for Streets measured in both directions to the nearside edge. It should be noted the existing access is steep and is not hard paved. There is no footpath provision for pedestrians.

#### **Traffic Generation**

We do not anticipate the application will create a detrimental impact on local traffic generation and the local road network.

#### **Conclusion**

We therefore have no objections to the proposed development on highway grounds. We recommend that any permission include the following conditions:

#### **CONDITIONS**

- |                      |                                                                                                                                                                                                                                                     |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ZJ09<br/>033R</b> | <b>NO GATES WITHIN 10 METRES</b><br>There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.                                                                                 |
| <b>ZJ08<br/>043R</b> | <b>ACCESS SURFACE (10 metres)</b><br>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. |

- ZJ46**  
**026R** **NO PRIVATE SURFACE WATER RUN OFF**  
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.
- ZJ11**  
**039R** **ACCESS WIDTH**  
The vehicular access hereby approved shall be a minimum width of 3.2 metres.
- ZJ13**  
**026R**  
**E05NA** **DROPPED KERB VEHICULAR CROSSING**  
The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing.
- ZJ13**  
**026R**  
**E05NA** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**  
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres in both directions measured to the nearside edge 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.
- ZJ05**  
**039R** **ACCESS GRADIENT**  
The vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%).

#### ***Note to Applicant***

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath 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, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical