

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/P/2018/0917

Your Ref: MRJ/P/2018/0917

Date: 4th December 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 378 514 Land between Walden House and Holt Lodge Cottages, Hugmore Lane, Llanypwll, Wrexham.

Development: Erection of stables and laying of hardstanding (in retrospect).

I refer to your consultation dated 20/11/2018 in respect of the above.

Access

The development site is situated on Hugmore Lane which is a rural, unclassified road subject to a 60mph speed limit.

Based on speeds of 60mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing field access / proposed access is inadequate in both directions providing splays in excess of approximately 2.4 x 7m to the north west and 2.4 x 10m to the south east measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow fronting the site.

I would recommend that the applicant considers carrying out improvements to the access to improve visibility from the existing / proposed access.

The existing field access is 3.7m wide and is gated approximately 2.4m behind the edge of carriageway. The access is currently unsurfaced. Assuming that the access will be used by a tractor & trailer or vehicle & horsebox, I would normally recommend that such an access is gated at least 10m behind the adjoining highway and paved with hard bound materials for a minimum distance of 10m behind the adjoining highway.

I would recommend that the applicant provides a suitable layout plan indicating the suggested improvements to the access.

Parking & Turning Provision

Adequate parking and turning for a tractor / trailer or vehicle & horsebox should ideally be provided within the curtilage of the site. A section of the existing field has been surfaced with hardcore and appears to provide adequate parking and turning space within the site.

Traffic Generation

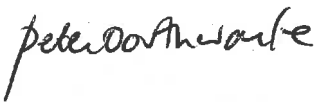
I would not normally wish to support any proposed development that is likely to result in any significant increase in vehicle movements at the site utilizing this sub-standard access. I understand that the proposed stables are for personal use. I assume if the application is supported, a suitable condition will be imposed restricting the stables to personal use only.

It may be viewed that this is an existing field access and will have a permitted use as such. However, I would suggest that consideration is given to the issues raised above and further details are provided to ensure that any proposed access is suitable to serve the proposed development.

I await the requested information.

Supplementary Notes

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



 Planning Control Manager