

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0850 **Your Ref:** BB/P/2021/0850
Date: 10th September 2021

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 324 433 School House Farm, Overton Road, Ruabon, Wrexham.
Development: Development of equestrian facilities including stables, menage, horse walker, muck heap and hard standing.

I refer to your consultation / email dated 31/08/2021 in respect of the above.

Access

The proposed development site is located on the A539 Overton Road which is a classified road subject to a 50mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 160m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The existing access currently provides visibility splays of approximately 2.4 x 40m to the west and 2.4 x 42m to the east. Visibility is impeded in both directions by the existing boundary fence / hedgerow.

The existing access is approximately 24m wide reducing to 3.5m wide at around 9m behind the edge of carriageway. The access is gated at this point. The access is surfaced with loose bound materials and has no Aco drain or similar to intercept private surface water run-off.

Assuming a horse trailer is used at the site, I would normally recommend that any proposed access provides an access that is at least 4.8m wide for a minimum distance of 10m behind the adjoining highway so a car and horsebox can site clear of the highway. I would normally recommend that such an access is paved with hard bound materials for a minimum distance of 10m behind the adjoining highway with no gates being erected within 10m of the adjoining highway.

An Aco drain or similar would be required to intercept any private surface water run-off.

I would not normally be able to support any proposed development that would result in any significant increase in vehicle movements utilising this sub-standard access.

Existing use / Traffic Generation

It is not clear whether the property has an existing permitted use which allows equestrian use. Could you please clarify this detail.

The submitted Design & Access Statement appears to indicate that the proposal is for a small scale livery business which has the potential to result in additional vehicle movements at the site. It is not clear as to the existing / proposed daily vehicle movements at the site. Could you please ask the applicant to provide this information.

Parking & Turning Provision

Adequate parking and turning provision will be required at the site which can accommodate expected numbers of cars and provide adequate turning for the largest vehicle anticipated at the site eg/ horse trailer of given length / size.

I would recommend that the applicant provides this information along with a suitably scaled plan indicating parking & turning provision.

I await the requested details.

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. [unclear]', written in a cursive style.

Chief Officer, Environment & Technical