

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/1087 **Your Ref:** MRJ/P/2021/1087
Date: 23rd November 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 355 455 Stonebridge House, Eyton, Wrexham.

Development: Erection of equestrian stables, menage, field shelter, exercise track and paddocks.

I refer to your consultation dated 15/11/2021 in respect of the above.

Access

The proposed development site is located on the A528 Overton Road which is a rural, classified road subject to a 50mph speed limit.

Assuming typical speeds of 50mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 160m in both directions. Visibility from the existing access is adequate of the adjoining highway.

Visibility from the existing field access is inadequate in both directions providing splays of approximately 2.4 x 110m to the south and 2.4 x 25m to the north measured to the nearside edge. Visibility is impeded in the southerly direction in that the required splay would need to cut across 3rd party land. Visibility in the northerly direction is impeded by the existing highway sign. **I would recommend that the applicant contacts our Streetscene Section (contact Kevin Edwards on Tel: 01978 729732) to discuss / agree modifications to the sign ie/ relocate or raise height of sign to maximize visibility from the existing access. This detail once agreed could be annotated on a revised layout plan indicating the maximum splays that could be achieved once the sign is modified / re-located.**

I would not normally wish to support any proposed development that is likely to result in any significant increase in vehicle movements through this sub-standard access. However, I understand that the proposed stables / menage will be for personal use and the applicant has indicated that there will be no significant increase in vehicle movements through this access compared with current usage. On this basis, I would have no objections to the proposed development subject to some minor improvements.

The existing access is approximately 3.4m wide and is gated 7.4m behind the edge of carriageway. The access is currently unsurfaced. I would recommend that any proposed gates are setback a minimum distance of 10m behind the highway boundary and the access is surfaced with hard bound materials for a minimum distance of 10m behind the highway boundary.

No private surface water run-off shall be permitted to flow onto the highway. An Aco drain or similar will be required to intercept any such run-off.

I would recommend that the applicant submits a revised layout plan indicating the above detail.

Parking & Turning Provision

The submitted layout plan indicates adequate parking and turning areas within the curtilage of the site.

I have no objections in principle to the proposed development subject to the modifications indicated above. **I await the requested information.**

Lighting

No light source from any internal lighting shall be directly visible to drivers of motor vehicles using the adjacent highway.

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. K. S.', written in a cursive style.

Chief Officer Environment & Technical