

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/1054 **Your Ref:** SJG/P/2021/1054
Date: 24th November 2021

TOWN AND COUNTRY PLANNING ACT 1990
CODI CYSGOD PREN I GEFFYLAU A STORFA FWYD 9OL-WEITHREDOL) / ERECTION OF A
TIMBER HORSE SHELTER AND FEED STORE (IN RETROSPECT)
CAE MADOG FFORDD YR YSGOL GWYNFRYN WREXHAM

Grid Ref: E 326052 N 352229

I refer to your consultation dated 19/11/2020 in respect of the above and would advise you that we have the following comments;

The application is located at Cae Madog, Ffordd Yr Ysgol, Gwynfryn, subject to a 60mph speed limit, we estimate the actual road speeds are 30mph due to geometry of the road. The visibility splay required would be 2.4m x 43m, measured in both directions to the nearside edge as per Manual for Streets.

The highways response is based on non-commercial private use, and propose the following condition

CONDITIONS

ZG22 STABLES / FOOD STORE FOR PRIVATE USE
NONSTD The menage/food store shall be used only for private purposes and not be used for any commercial or business purposes.

If the existing use intensifies we will require a scheme of works which will include the following conditions and detailed plans to be submitted for evaluation and subsequent technical approval

CONDITIONS

ZJ09 NO GATES WITHIN 5 METRES
033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ07 ACCESS SURFACE (5 metres)
043R 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 5 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 **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 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.
- ZJ39**
026R **VERGE CROSSING**
Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
- ZG22**
NONSTD **STABLES / FOOD STORE FOR PRIVATE USE**
The menage/food store shall be used only for private purposes and not be used for any commercial or business purposes.

Supplementary Notes

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

A handwritten signature in blue ink, appearing to read 'D. J. ...', is written over a horizontal line.

Chief Officer, Environment & Technical