

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: 22nd October 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 22/10/2021 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

The applicant has submitted further information (email dated 19/10/2021) indicating that the proposed development will not lead to an intensification of the existing use. The applicant has indicated the following :-

The property has been used for equine purposes since 1980. There are currently 10 stables on site, but these require updating which is the reason for the application. The Site has been home to at least 10 horses for over 38 years, all of which involved regular traffic movements from the horse lorry, horse boxes, vet and tenant. As with this proposal, the horse numbers are the same, although it is intended that 4 of the 10 stables are used for livery. A full time groom will be employed on the site to care for all 10 horses. The benefit of having a full time groom is that the owners of the livery horses will only visit the site when they wish to ride the horses or take them away for shows and events at the weekend. This will reduce any associated traffic movement from the livery as owners do not need to come to site 2/3 times per day to care for their horse. Horses will be taken to shows and events on certain weekends, but the site itself is located on the Wynnstay Estate which affords the applicant direct access onto the land for hacks. This further reduces the reliance upon transport and therefore use of the access.

If this is the case and the site has a permitted existing use for equine purposes, then it would be considered unreasonable to insist on improvements to the existing visibility splays. However, I would suggest that the applicant considers carrying out modifications to the existing access to maximise visibility from the access.

Parking & Turning Provision

The amended site plan details an area of adequate parking and turning provision to accommodate the expected numbers of cars and provide adequate turning for the largest vehicle anticipated at the site eg/ horse trailer.

Assuming that the site has a permitted existing use for equine purposes, then I would have no objections in respect of the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.

ZJ08 ACCESS SURFACE (10 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 10 metres behind the adjoining highway.

ZJ09A NO GATES WITHIN 10 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R 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.

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, consisting of a stylized 'K' followed by a horizontal line.

Chief Officer, Environment & Technical