

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2018/0919

Your Ref: MP/P/2018/0919

Date: 12th November 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 449 412 Willington Grange, Horsemans Green, Wrexham.

Development: Erection of L-Shaped Timber Stable Building.

I refer to your consultation dated 01/11/2018 in respect of the above.

The proposed development site is located on Willington Lane which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centreline given the restricted carriageway width along this section.

I assume that the proposed access intended to be used in relation to the proposed stables is the access directly behind the stables on the eastern side. Visibility from this access is inadequate in both directions providing splays of approximately 2.4 x 23m in both directions measured to the centerline of the adjoining highway.

I would normally not be able to support any proposed development that would result in any significant increase in vehicle movements through this sub-standard access. However, I understand that the stables are for personal use and not commercial use and are therefore not considered likely to result in any significant increase in vehicle movements at the site.

The existing easterly access is approximately 9.9m wide reducing to 4.3m wide at 6m behind the adjoining carriageway. The access is gated at 6m behind the adjoining carriageway. I would normally recommend that for such a use, any gates are setback a minimum distance of 10m behind the adjoining highway so a vehicle plus horsebox can sit clear of the highway. However, I assume that the existing gates are activated remotely by a fob and this would not present an issue.

On this basis, I would have no objections to the proposed development and recommend that any permission includes the following condition:-

CONDITION

NONSTD STABLES FOR PRIVATE USE

026R The stables shall not be used for any commercial or business purposes.

Supplementary Notes

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

Peterson

Planning Control Manager

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