

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
FAO: Sharon Holman
Our Ref: ET/DC/PP/P/2021/0741 **Your Ref:** P/2021/0741
Date: 17th August 2021

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

Location: O. S Grid Ref: 382 542 Lodge Farm, Borrass Road, Commonwood, Holt, Wrexham.
Development: Change of use of agricultural building to indoor rifle range (in retrospect).

I refer to your consultation / email dated 28/07/2021 in respect of the above:-

Access

The proposed development site is accessed off Borrass Road which is a classified road subject to a 60mph speed limit. The main access serving the development site is approximately 22m wide and is paved with hard bound materials.

A recent appeal at the site in respect of planning application ref: P/2018/0776 (Dismissed) accepted that splays of 2.4 x 120m in the easterly direction and 2.4 x 205m in the westerly direction measured to 0.5m into the carriageway from the nearside edge would be appropriate from the main access. These splays are achievable from the main access subject to the regular maintenance of the existing hedgerows in both directions.

Traffic Generation

I understand that the proposed hours of operation are the same as the gun shop, 6am-5pm on weekdays and 9am-5pm on a Saturday. I understand that no extra staff will be needed as customers will need to visit the shop to pay and show ID, the range will be monitored by CCTV, there will be three benches for shooters with up to six people at any one time.

Based on the submitted information, the proposed development is not considered likely to have any detrimental impact on the adjoining highway.

Parking and Turning Provision

There would appear to be adequate parking and turning provision at the site for the existing Field and Falcon Shop and for the proposed Practice Firing Range.

I therefore have no objections to the proposed development and recommend any permission includes 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(s) Nos. @@@

NONSTD VISIBILITY SPLAYS (NEARSIDE WHEELTRACK)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres to the east and 2.4 metres x 205 metres to the west measured to a point 0.5m into the carriageway from 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 of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Supplementary Notes

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

Note to Applicant

Public Footpath No.20 - Holt runs from south east to north west along the access road leading to the development site and should not be interfered with. I would recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.



Chief Officer, Environment & Technical