

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0657	Your Ref:	MR/P/2018/0657
Date:	17 th August 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 473 387 Glebe Farm, Bronington, Whitchurch, Wrexham.

Development: Construction of Menage (in retrospect).

I refer to your consultation dated 07/08/2018 and layout plan (Drg. No. 2018/10/01) in respect of the above.

The proposed development site is located on Glebe Lane which is a narrow, rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph along this section given the geometry of the road.

Assuming typical speeds of 30mph, any proposed / existing access would normally require visibility splays of 2.4 x 56m in both directions measured to the centreline of the adjoining highway. Visibility can be permitted to the centerline of the adjoining highway given the restricted carriageway width along this section.

However, I understand that the recently constructed menage was simply a replacement for the existing menage on the site. I understand that the menage is not used by the public and is for personal use only. On this basis, it is considered that there would be no increase in vehicle movements at the development site. A suitable condition could be imposed to limit this use if necessary.

I understand that any horseboxes / trailers access via both the northerly access directly in front of the menage and also via the existing farmhouse access. I understand that an improved turning facility for such vehicles is to be provided under planning consent ref: P/2016/0762 via an improved access to serve the proposed new dwelling.

I would therefore have no objections to the proposed development on highway grounds.

Supplementary Notes

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

peter dosthwaite

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