

MEMORANDUM



From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2016/0900	Your Ref:	MP/P/2016/0900
Date:	11 th October 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 379 512 Holt Lodge Farm, Hugmore Lane, Llan y Pwll, Wrexham.

Development: Erection of Stable Block / Tackroom and Alterations to Landscaping.

I refer to your consultation dated 28/09/2016 in respect of the above.

The proposed development site is located on Hugmore Lane which is a rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph given the geometry of the road along this section.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access is adequate in the southerly direction providing a splay in excess of 2.4 x 120m measured to the nearside edge of the adjoining highway. However, visibility in the northerly direction is inadequate providing a splay of approximately 2.4 x 36m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing boundary fence.

The existing access serving the development site is approximately 14m wide reducing to 4.1m wide approximately 13m behind the adjoining carriageway. The access is surfaced with hard bound materials.

Given the sub-standard level of visibility in the northerly direction from the existing access, I would not normally wish to support any proposed development that is likely to result in any significant increase in vehicle movements at the development site. However, I assume that the proposed stable block / tackroom is for personal use only. On this basis, it is assumed that there will be no significant increase in vehicle movements at the site utilizing this access.

I assume that there is sufficient space for parking and turning of a car / horsebox within the curtilage of the site.

I therefore advise you that I 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 D. M. Smith

PM Service Manager Environment