

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2016/0235	Your Ref:	KH/P/2016/0235
Date:	14 th March 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 351 421 Box Hedge Cottage, Cae Adda Lane, Erbistock, Wrexham.

Development: Change of use of part of garden area adjacent to road and rear paddock to equestrian use and incorporation of part of rear paddock into residential curtilage.

I refer to your consultation dated 10/03/2016 in respect of the above.

The proposed development site is located on Cae Adda Lane which is a narrow, rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

Based on speeds of 20mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the centerline of the adjoining highway. Visibility can be permitted to the centerline of the adjoining highway given the restricted carriageway width.

The existing field access is approximately 3.4m wide and is gated 1.4m behind the adjoining carriageway. The access is currently unsurfaced. Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 6m in both directions measured to the centerline of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow fronting the site.

I would suggest that the applicant considers improving the access as follows:-

- Lower hedges to maximum 1.0m in height to improve visibility.
- Set any gates back 10m to allow a car plus horsebox to park clear of the highway.
- Surface the first 10m with hard bound materials.
- Provide adequate parking and turning space for a car plus horsebox within the curtilage of the site.

However, I understand that the proposed paddock will be limited to personal use and there will be no menage or stables provided. I assume that the proposed development will not result in any significant increase in vehicle movements at the site through this existing field / paddock access.

I therefore advise you that I do not intend to make any recommendations 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 Downman

PM Service Manager Environment