

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0668 **Your Ref:** PF/P/2010/0668
Date: 5TH August 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 390 450 Maes Y Groes, Overton Road, Bangor Isycoed, Wrexham.
Development: Construction of Horse Menage (50m x 25m) for private use.

I refer to your consultation dated 04/08/2010 in respect of the above.

The proposed development site is located on the B5069 Overton Road which is a classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 50mph given the geometry of the road along this section.

Visibility at the existing access is inadequate in both directions being approximately 2.4 x 10m in the southerly direction and 2.4 x 12m in the northerly direction measured to the nearside edge of the adjoining highway. Visibility at the access is currently impeded by the existing hedgerow fronting the development site.

However, as the proposed ménage is for private use only, it is not likely to result in any material increase in traffic movements through this sub-standard access. I would therefore have no objections to this proposal on highway grounds.

Parking provision at the proposed development site shall comply with the requirements of LPGN 16. A suitable turning facility shall be provided within the curtilage of the site.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

1. Parking provision at the proposed development site shall be in accordance with LPGN 16.
2. A suitable turning facility shall be provided within the curtilage of the site.
3. The menage shall not be used for commercial purposes and shall be restricted to personal use.

REASONS

1. To provide for the parking of vehicles clear of the highway.

2. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of highway safety.
3. In the interests of highway safety.

Supplementary Notes

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

A handwritten signature in black ink, appearing to be 'J. P. ...' with a stylized flourish at the end.

W Operational Manager Traffic & Transportation