

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0190 **Your Ref:** SEH/P/2010/0190
Date: 23rd March 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 463 409 Westview House, Hanmer, Whitchurch, Wrexham.

Development: Change of use from redundant agricultural use to private equestrian (private recreation) use and erection of double stable with hay store.

I refer to your consultation dated 16/03/2010 in respect of the above.

The proposed development site is located on the A525 Whitchurch Road which is a classified road subject to a 60mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access onto the A525 appears adequate. However, visibility in the easterly direction will require the regular maintenance of the grass verge and hedgerow along this section.

The existing access is 4.7m wide for at least 15m behind the edge of carriageway and is paved with hard bound materials for approximately 7.5m behind the edge of carriageway. Such an access could accommodate the simultaneous passage of 2 no. vehicles.

Adequate parking and turning provision shall be provided / maintained within the curtilage of the development site.

As the proposed stables are for personal use, it is unlikely to result in any significant increase in vehicle movements from / to the development site.

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

CONDITIONS

1. Visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height shall be provided / maintained from the access onto the A525 Whitchurch Road.
2. Parking provision at the proposed development site shall be in accordance with LPGN 16.

3. Suitable turning facilities shall be provided within the curtilage of the site.

REASONS

1. To ensure that adequate visibility is provided / maintained at the proposed point of access to the highway.
2. To provide for the parking of vehicles clear of the highway.
3. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of highway safety.

Supplementary Notes

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



Operational Manager Traffic & Transportation