

MEMORANDUM



From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0251 **Your Ref:** SJG/P/2021/0251
Date: 21st April 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 395 447 Cloy Bank Farm Millbrook Lane, Cloy, Bangor on Dee, Wrexham.

Development: Erection of new menage with a rail fence enclosure.

I refer to your consultation / email dated 17/03/2021 in respect of the above.

Access

The proposed development site is located on Millbrook Lane which is a narrow, rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical speeds at being around 25mph for vehicles along this section given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the road given the narrow carriageway width along this section.

Visibility from the existing access is adequate providing splays in excess of 2.4 x 33m in both directions measured to the centerline of the adjoining highway.

The main access is approximately 3m wide, hard paved with gates setback 5.4m behind the edge of carriageway. Any proposed / existing gates would benefit from being setback a minimum distance of 10m behind the adjoining highway to accommodate a horsebox or car & trailer clear of the adjoining highway.

There would appear to be sufficient turning space for a horsebox or similar to turn within the curtilage of the site.

I understand that the proposed menage is for private use. **I would recommend that a suitable condition is included as part of any consent for the menage.**

Parking and Turning Provision

Parking and turning provision at the site appears adequate.

I therefore have no objections to the proposed development and recommend any permission include the following condition:-

CONDITION

NONSTD MANEGE FOR PRIVATE USE

ZG22 The manege shall be used only for purposes ancillary to the use of the dwelling and shall not be used as a riding school or for any other business purposes.

Supplementary Notes

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

A handwritten signature in black ink, appearing to be 'R. H. ...', is written on the page.

Chief Officer Environment & Technical