

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0062 **Your Ref:** SEH/P/2021/0062
Date: 2nd March 2021

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 369 518 Cae Ffynnon, Holt Road, Llan y Pwll, Wrexham.
Development: New Cattery Facility.

I refer to your consultation dated 18/02/2021 in respect of the above.

Access

The proposed development site is located on Holt Road 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.

Based on assumed speeds of 40mph, any proposed / existing access in this location would normally be required to provide a visibility splay 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 / proposed access is adequate providing splays in excess of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

Planning consent (ref:P/2017/0133) was previously granted for stables and a menage at the site (personal use) which I assume would involve a car plus trailer / horsebox. If the proposed cattery is to be supported then the access will become a shared access. I would therefore recommend that the existing access is widened to a minimum of 4.8m for at least 10m behind the adjoining highway.

Parking & Turning Provision

There would appear to be 2 no proposed spaces for the cattery with adequate turning.

It may be considered appropriate that the business operates on a strict appointment only basis possibly only allowing one customer to visit the site at any one time. This could be controlled by a suitable planning condition.

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

CONDITIONS

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTD ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 4.8 metres for a minimum distance of 10m behind the highway boundary.

ZJ08 ACCESS SURFACE (10 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). ----- shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

NONSTD CUSTOMERS

026R The maximum number of customers attending the cattery shall not exceed one customer at any one time.

NONSTD APPOINTMENTS

026R The use hereby permitted shall be on an appointment basis only.

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. [unclear]', written in a cursive style.

Chief Officer, Environment & Technical