

MEMORANDUM



From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0840 **Your Ref:** MRJ/P/2020/0840
Date: 16th February 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 378 407 Musley Farm, Musley Lane, Overton on Dee, Wrexham.
Development: Stable Block & new Access

I refer to your consultation / email dated 18/12/2020 in respect of the above.

Access

The proposed development site is located on Musley Lane which is a narrow, rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical speeds at being around 20mph 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 25m 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.

The submitted layout plan (Drg. No. 6726) indicates proposed visibility splays of 2.4 x 25m as indicated above which is considered acceptable. This will require removal / lowering / setting back of a section of the existing hedgerow.

The applicant will need to apply for s.184 consent to construct the verge crossing (see note).

I would recommend that any proposed access is surfaced with hard bound materials for a minimum distance of 10m behind the adjoining highway with any gates being set back at least 10m behind the adjoining highway.

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar shall be installed at the access to intercept any such run-off.

Parking & Turning Provision

Adequate parking and turning provision will be required at the site. The proposed layout appears capable of accommodating the turning movements of a horsebox plus vehicle.

Traffic Generation

Access to / from the site is poor with narrow lanes / poor forward visibility and would not benefit from any development that would result in any significant increase in vehicle movements. However, I understand that the proposed stables are for personal use and are therefore considered to only generate minimal vehicle movements. I assume a suitable condition will be imposed to control this use.

I therefore advise you that I have no objections to the proposed development on highway grounds and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41

026R **GENERAL LAYOUT**
Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.

ZJ16

038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the centreline 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.

ZJ08

043R **ACCESS SURFACE (10 metres)**
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.

ZJ09A

033R **NO GATES WITHIN 10 METRES**
There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

ZJ46

026R **NO PRIVATE SURFACE WATER RUN OFF**
No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

ZG23

026R **STABLES FOR PRIVATE USE**
The stables / machinery store shall not be used for any commercial or business purposes.

ZJ39

026R **VERGE CROSSING**
Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Supplementary Notes

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

Note to Applicant

VERGE CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

A handwritten signature in black ink, appearing to be 'R. Owen', written in a cursive style.

Chief Officer Environment & Technical