

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0356 **Your Ref:** SJG/P/2020/0356
Date: 21st August 2020

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

Location: O. S Grid Ref: 509 412 The Holding, Redbrook Maelor, Wrexham.

Development: Erection of an agricultural storage building, a stable building and a timber garage.

I refer to your consultation dated 31/07/2020 in respect of the above.

The development site is situated within a lay-by off the A525 Whitchurch Road which is a classified road subject to a 50mph speed limit along this section.. However, I would estimate typical vehicle speeds at being around 15mph along this section given the geometry of the road (lay-by).

Access to the site is via a private driveway which is typically 3.3m wide. The unadopted access track provides access to 2 no. existing dwellings ie/ Moor Cottage & The Holding. The proposed shared access is of insufficient width to accommodate the simultaneous passage of 2 vehicles. However, this is an existing access and the proposed development is unlikely to result in any significant increase in vehicle movements. I assume that the proposed stables will be limited to personal use and not business use.

The development site appears to comprise an existing small-holding.

There would appear to be adequate space within the curtilage of the site to accommodate appropriate parking and turning provision.

Public Right of Way – PROW no. 10A passes through the development site and should not be interfered with (see note).

I have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

NONSTD STABLES FOR PRIVATE USE

026R

The stables / storage building / garage shall not be used for any commercial or business purposes.

Supplementary Notes

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

Note to Applicant:

Public Footpath No.10A - Iscoyd passes through the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

A handwritten signature in black ink, appearing to be 'Mhe' or similar, written in a cursive style.

Chief Officer, Environment & Technical