

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0898	Your Ref:	P/2019/0898
Date:	20 December 2019		

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

Location: O. S Grid Ref: 3132 4660 Caretaker House, Hafod, Ruabon
Development: Erection of stables block including equine solarium and wash box and construction of 40m x 20m riding area illuminated with 4 no. high floodlights

I refer to your consultation 16 December 2019 in respect of the above.

The site is located on a classified highway subject only to the national speed limit although vehicular speed is considered to be no more than 30mph due to the geometry of the road.

This proposal is unlikely to generate any additional traffic and I therefore recommend any permission include the following conditions:

CONDITION

NONSTDC FLOODLIT RIDING AREA FOR PRIVATE USE

026R The riding area 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

ZG23 STABLES FOR PRIVATE USE

026R The stables shall not be used for any commercial or business purposes.

ZM11 NO LIGHT SOURCE VISIBLE TO DRIVERS

026R No light source to any sign(s) hereby granted consent shall be directly visible to drivers of motor vehicles using the adjacent highway.



 Service Manager Environment