

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0635 **Your Ref:** KH/P/2019/0635
Date: 9th September 2019

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

Location: O. S Grid Ref: 382 573 Trevalyn Farm, Darland Lane, Rossett, Wrexham.

Development: Construction of stables to include loose boxes, tack rooms and hay feed store and construction of menage.

I refer to your consultation dated 22/08/2019 in respect of the above.

Access

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

Assuming typical speeds of 25mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centerline of the adjoining highway.

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 existing / proposed access is approximately 4m wide and is gated 4m behind the adjoining carriageway. The access is surfaced with loose bound materials.

I would normally recommend that an access of this nature is gated a minimum distance of 10m behind the adjoining highway to allow a horsebox or vehicle / trailer to sit clear of the adjoining carriageway.

I would recommend that the access is surfaced with hard bound materials for a minimum distance of 10m behind the adjoining highway. 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.

I would recommend that the applicant submits a revised layout plan including the above detail.

Parking & Turning Provision (Layout Plan – Drg. No. TFREF19.02 – 01)

The submitted layout plan indicates a parking and turning area just inside the existing access which is considered adequate.

I have no objections in principle to the proposed development subject to the modifications indicated above. **I await the requested information.**

Supplementary Notes

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

Pethoathwaite

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Chief Officer Environment & Technical