

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning

Our Ref: EP/DC/PP/2017/0887 **Your Ref:** MP/P/2017/0887

Date: 9th November 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 399 458 Little Dongray Farm, Dongray Lane, Bangor on Dee, Wrexham.

Development: Erection of stable building, change of use of agricultural land to form horse manege with associated access track, parking and hardstanding area (partly in retrospect).

I refer to your consultation dated 30/10/2017 in respect of the above.

The development site is situated on a narrow, rural, unclassified road subject to a 40mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph 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 which there shall be no obstruction in excess of 1.0m in height. Visibility can be permitted to the centreline given the narrow nature of the road along this section.

Visibility from the existing access serving the development site off Dongray Lane appears adequate providing splays in excess of 2.4 x 25m in both directions measured to the centerline of the adjoining highway.

The existing access is approximately 3.9m wide and is currently unsurfaced. I would normally recommend that such an access is surfaced with hard bound materials eg/ bitmac for a minimum distance of 10m behind the adjoining highway.

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

Access to the site is via Station Road (B5069) and Dongray Lane. Station Road is a rural, classified road subject to a 40mph speed limit. Although vehicles may travel up to the prevailing speed limit approaching the junction along Station Road from the east, I would estimate typical vehicle speeds of 30mph for vehicles approaching from the west given the geometry of the road.

Based on such speeds, any existing junction would normally be required to provide visibility splays of 2.4 x 56m to the west and 2.4 x 120m to the east measured to the nearside edge of the adjoining highway.

Visibility from the existing junction is adequate in the westerly direction providing a splay in excess of 2.4 x 56m measured to the nearside edge. However, visibility in the easterly direction is inadequate providing a splay of approximately 2.4 x 45m measured to the nearside edge. Visibility is impeded in this direction by the existing hedgerow (assumed 3rd party land).

I would therefore not wish to support any proposed development that is likely to generate any significant increase in vehicle movements through this junction.

Given the sub-standard nature of the existing junction onto Station Road, I would recommend that the proposed stables and manege are restricted to personal use and not used for business purposes.

I would therefore have no objections to the proposed development and recommend any permission include 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. -----. |
| 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. |
| NONSTD
026R | STABLES AND MANEGE FOR PRIVATE USE
The stables and manege shall be for personal use and 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.21 - Bangor Isycoed 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.

