

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2017/1016

Your Ref: SEH/P/2017/1016

Date: 19th December 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 498 395 Conery Lane Farm, Conery Lane, Bronington, Wrexham.

Development: Demolition of existing animal pen and erection of stable block.

I refer to your consultation dated 18/12/2017 in respect of the above.

The proposed development site is located Conery Lane which is a narrow, rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical speeds at being around 25mph 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 33m 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.

There would appear to be 2 no. existing access points, one serving the dwelling providing off road parking for around 2 cars and a second access on the northern side of the site where the horse-box vehicle is typically parked.

The main access at the northerly side of the site reduces in width to approximately 2.8m at 6m behind the adjoining carriageway. Visibility from this access is adequate providing splays in excess of 2.4 x 33m in both directions measured to the centerline of the adjoining highway.

I would recommend that no gates are erected within 10m of the adjoining highway.

There does not appear to be any designated turning area for the horsebox which is not ideal. It would be considered preferable to provide adequate turning space within the curtilage of the site.

The property was previously a small holding. I understand that the applicant currently keeps her horses at a site several miles away and visits this site twice a day. It is therefore likely that having the horses on site will reduce the number of vehicle movements made by the applicant.

I assume that the proposed stables will be limited by condition to personal (non-commercial) 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

NONSTD 038R VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE) – NORTHERLY ACCESS

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33m 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.

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.

NONSTD 026R STABLES FOR PRIVATE USE

The stables 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.

peter oosthuizen

Service Manager Environment