

MEMORANDUM



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

Our Ref: EP/DC/PP/2017/0867 **Your Ref:** PF/P/2017/0867

Date: 20th October 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 436 431 The Fields, Plassey Lane, Willington, Malpas, Wrexham.
Development: Demolition of 4 no. disused farm buildings / stables, erection of new farm building and construction of equestrian arena (in retrospect).

I refer to your consultation dated 18/10/2017 in respect of the above.

The development site is situated on a narrow classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m 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.

I assume that the main access used at the development site is the access located at the southern end of the site frontage.

Visibility from the existing gated access appears adequate in the southerly direction providing a splay in excess of 2.4 x 120m measured to the centreline of the adjoining highway. However, visibility in the northerly direction is inadequate providing a splay of approximately 2.4 x 17m measured to the centreline of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow. Adequate visibility in this direction would appear achievable subject to modifications to the existing hedgerow.

The existing field access is 3.8m wide and is gated approximately 5.8m behind the edge of carriageway. The access is currently unsurfaced.

I assume that the existing farm building / stables would have generated a given number of vehicle movements including agricultural vehicles. Given the sub-standard nature of the existing access and narrow nature of Plassey Lane, I would recommend that the proposed stables and equestrian arena are restricted to personal use and not used for business purposes.

In order to improve the existing access, I would suggest that the applicant gives consideration to the following improvements:-

- Widen access to 5m for at least 10m behind the adjoining highway.
- Modify the existing hedgerow to provide a visibility splay from the access of 2.4 x 43m measured to the centreline of the adjoining highway in the northerly direction.
- Surface the access with hard bound materials eg/ bitmac for a minimum distance of 10m behind the adjoining highway.
- Setback any gates a minimum distance of 10m behind the adjoining highway.

In terms of parking & turning provision, I comment as follows:-

Any proposed development will need to provide adequate parking & turning provision within the curtilage of the site. I assume that typical vehicles will include a tractor & trailer or car & horsebox.

I would therefore have no objections to the proposed development and recommend any permission include the following condition:-

CONDITION

NONSTD STABLES AND EQUESTRIAN ARENA FOR PRIVATE USE

026R The stables and equestrian arena 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.

Pethoudou warte

17/ Service Manager Environment