

MEMORANDUM



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

Our Ref: EP/DC/PP/2017/0845 **Your Ref:** PF/P/2017/0845

Date: 25th October 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 436 442 The Ridings, Cae Lica Lane, Sarn, Malpas, Wrexham.

Development: Erection of steel framed storage building, conversion of existing store to stable block and the rotation of existing stable block / re-arrangement of courtyard area.

I refer to your consultation / email dated 19/10/2017 in respect of the above.

Access

The development site is situated on Mulsford Road which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph given the geometry of the road. A speed survey may well indicate 85th percentile speeds which are lower than 40mph.

Assuming typical speeds of 40mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 120m 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 the proposed access serving the developments site is the existing field access off Mulsford Road.

Visibility from the existing field access is inadequate providing splays of approximately 2.4 x 25m in the south easterly direction and 2.4 x 28m in the north westerly direction measured to the centerline of the adjoining highway. Visibility is impeded in both directions by the existing trees and hedgerow.

The existing field access is approximately 6m wide and is gated at least 10m behind the edge of carriageway. The access is currently unsurfaced. I assume that the access will be used by a tractor / trailer or horsebox / car. I would normally recommend that such an access is gated at least 10m behind the adjoining highway (or alternatively not gated) and paved with hard bound materials for a minimum distance of 10m behind the adjoining highway.

No private surface water shall be permitted to flow onto the adjoining highway. I would recommend that an Aco drain or similar is installed across the proposed access to intercept any private surface water run-off.

Given the lack of visibility at the proposed / existing access onto Mulsford Lane, I would not normally support any proposed development that is likely to result in any significant increase in vehicle movements through this sub-standard access.

I would recommend that the applicant considers improvements to the existing access eg/ improved visibility splays. I would recommend that the proposed stables and existing menage are restricted to personal use / ancillary to the use of the existing dwelling.

Parking & Turning Provision

There would appear to be adequate parking and turning provision for a tractor / trailer and / or horsebox / car within the curtilage of the site.

I 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. |
| 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. |
| ZJ46
026R | NO PRIVATE SURFACE WATER RUN OFF
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. |
| NONSTD
026R | MANEGE & STABLES FOR PRIVATE USE
The manege and stables 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. |

Supplementary Notes

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

peteroorthuscutto

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Service Manager Environment