

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being and Development

Our Ref: EP/DC/PP/2017/0263

Your Ref: KH/P/2017/0263

Date: 5th April 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 495 429 The Old Dairy, Iscoyd, Wrexham.

Development: Erection of stable block including hay and feed stores, new post and rail fence

I refer to your consultation dated 03/04/2017 in respect of the above.

I assume that the proposed stables will be used for personal use and not for commercial purposes. On this basis, I would have no objections to the proposed development on highway grounds

Previous planning consent (ref: P/2008/0265) for the original barn conversions included the following condition:-

11. *The proposed access shall be a minimum of 4.5m wide and shall be surfaced using hardbound materials for the first 5m behind the highway boundary and no gates shall be erected within this area.*

The main shared access serving the barn conversions is 5.1m wide and no gates have been erected. However, the access has been surfaced with loose bound gravel which spills onto the adjoining highway. I would recommend that the access is surfaced with hard bound materials for 10m behind the adjoining highway in respect of the stables (ie/ potential use of car plus trailer / horsebox).

I would therefore recommend any permission include the following conditions:-

CONDITIONS

ZJ08 ACCESS SURFACE (10 metres)

043R 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 NO GATES WITHIN 10 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

NONSTD STABLES FOR PRIVATE USE

026R The stables / feed stores 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 Cornu aite

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Service Manager Environment