

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0133 **Your Ref:** PF/P/2017/0133
Date: 6th March 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 369 518 Cae Ffynnon, Holt Road, Llan y Pwll, Wrexham.

Development: Erection of stables building and construction of menage.

I refer to your consultation dated 16/02/2017 in respect of the above.

The proposed development site is located on Holt Road which is a rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph given the geometry of the road.

Based on assumed speeds of 40mph, any proposed / existing access in this location would normally be required to provide a visibility splay of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing / proposed access is adequate providing splays in excess of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

The existing / proposed access is approximately 15m wide reducing to 3.5m wide at a point 9m behind the adjoining carriageway. The access is gated at approximately 9m behind the adjoining highway. The access is surfaced with hard bound materials. Given that the proposed stables / menage are intended for private use, I would consider the existing access to be adequate.

There would appear to be sufficient parking and turning space within the curtilage of the site to accommodate a car plus trailer / horsebox.

I have no objections to the proposed development and would recommend that any permission includes 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(s) No. -----.

ZJ15
038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the near side edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTD
026R

STABLES / MENAGE FOR PRIVATE USE

The stables / menage 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 Wainwright

PM Service Manager Environment