

MEMORANDUM



From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0140	Your Ref:	PF/P/2017/0140
Date:	2 nd March 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 504 410 Redbrook Grange, Whitchurch Road, Redbrook, Wrexham.
Development: Construction of menage (20m x 40m) and erection of L-Shaped stable block / tack (for private use).

I refer to your consultation dated 21/02/2017 in respect of the above.

The proposed development site is located on the A525 Whitchurch Road which is a classified road subject to a 50mph speed limit.

TAN 18 would normally require any proposed / existing access to provide visibility splays of 2.4 x 160m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction.

The required splays / stopping sight distance is measured from a driver's eye height of 1.05m to an object height of between 0.26m and 1.05m above the road surface in accordance with the Design Manual for Roads and Bridges – Volume 6 Section 2 Part 7 TD 41/95.

Visibility from the existing access is currently inadequate in both directions providing splays of approximately 2.4 x 18m to the east and 2.4 x 16m to the west measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow.

I would suggest that the applicant considers measures to improve visibility from the existing access ie/ lowering, removal or setting back of hedgerows along site frontage.

I would therefore not support any proposed development that is likely to result in an increase in traffic movements utilising this substandard access. However, it is not considered that the proposed development will result in an increase in vehicle movements at the site given that the proposed stables / menage are intended for private use only.

The existing / recently modified access is approximately 3.2m wide with gates setback approximately 15m behind the adjoining carriageway. The access is currently surfaced with loose bound materials. The access is considered adequate to accommodate a horsebox or car / trailer clear of the adjoining highway. However, I would recommend that the existing access is surfaced with hard bound materials (eg/ bituminous macadam) for a minimum distance of 10m behind the adjoining highway in the interests of highway safety.

Adequate parking and turning provision appears to be available within the curtilage of the site.

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. -----. |
| 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. |
| 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 Northwaite

lw1 Service Manager Environment