

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0733	Your Ref:	P/2015/0733
Date:	19 October 2015		

Location: O. S Grid Ref: 2040 3830 Land adjoining and North East of Tan yr Allt, Church Hill, Glynceiriog

Development: Change of use of agricultural land to equestrian use and erection of two temporary structures for use as timber stable /tack room and timber haybarn

I refer to your consultation 5 October 2015 in respect of the above.

The development site appears to have an existing access on to a classified highway where vehicular speed is considered to be no greater than 20 mph due to the geometry of the road. Visibility is below recommended standards.

However if this is an existing access then it is considered that traffic generation from the proposed menage is unlikely to be significantly greater than its existing agricultural use.

The applicant has proposed some minor improvements to improve visibility and manoeuvrability at the access.

The site access will need some levelling to ensure that access can be achieved with a horse box.

I would recommend any permission include the following conditions.

CONDITIONS

- | | |
|----------------------|---|
| ZJO7
043R | ACCESS SURFACE (5 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 5 metres behind the adjoining highway. |
| ZJO9
033R | NO GATES
There shall be no gates or other means of enclosure across the vehicular access point within 5 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.

**ZJ39
026R**

VERGE CROSSING

Prior to first use of development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

NOTES

NONSTD VERGE CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729696.



 Service Manager Environment