

MEMORANDUM



From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2015/0782	Your Ref:	MP/P/2015/0782
Date:	2 nd November 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 400 493 Cae Brynner Cottage, Holt Road, Isycoed, Wrexham.

Development: Construction of manege.

I refer to your consultation dated 27/10/2015 in respect of the above.

The proposed development site is located on the B5130 Holt Road which is a rural, classified road subject to a 60mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access serving the development site is inadequate in both directions providing a splays of approximately 2.4 x 42m to the north and 2.4 x 50m to the south measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow.

The proposed access is only 3.6m wide and cannot support the simultaneous passage of 2 vehicles. The existing access is surfaced with hard bound materials.

I would normally therefore be unable to support any proposed development that is likely to result in an increase in vehicle movements through this substandard access.

I would normally therefore recommend that the application be **REFUSED** for the following reason:-

There is restricted visibility onto the classified road and increased use would increase the likelihood of danger to road users.

However, I understand that the proposed manege is only intended for domestic use and will not be run commercially. As the proposed development is therefore unlikely to generate any increase in traffic movements, I would recommend that any permission includes the following condition:-

ZG15

MANEGE FOR PRIVATE USE

NONSTD

The manege 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, 3, 4 & 5 of the supplementary notes.



Service Manager Environment