

MEMORANDUM



From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0380	Your Ref:	SEH/P/2012/0380
Date:	7 th June 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 445 410 Land South of Boundary House, Horsemans Green Road, Horsemans Green, Wrexham.

Development: Erection of Stable Block and Store, Kitchen & Toilet Block.

I refer to your consultation dated 01/06/2012 in respect of the above.

The proposed development site is located on Horsemans Green Road which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph for vehicles approaching from the north and around 30mph for vehicles approaching from the south given the geometry of the road.

Assuming typical speeds of 30mph, Manual for Streets would normally require any proposed access to provide visibility splays of 2.4 x 56m to the south and 2.4 x 33m to the north measured to the centerline of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the existing / proposed access is adequate in both directions providing splays of approximately 2.4 x 48m to the north and in excess of 2.4 x 150m to the south measured to the centerline of the adjoining highway.

The existing access is 3.6m wide and is gated approximately 6.5m behind the adjoining carriageway. The access is currently unsurfaced.

Assuming that the access serving the stables will be for shared use, I would normally recommend that the access is at least 4.8m wide and is gated at least 10m behind the adjoining carriageway to accommodate a car plus trailer clear of the adjoining highway. I would recommend that the access is surfaced with hard bound materials for at least 10m behind the adjoining highway.

No private surface water run-off shall be allowed to flow onto the adjoining highway. I would recommend that an Aco drain or similar is constructed across the proposed access to intercept any such run-off.

Adequate parking and turning provision shall be provided at the proposed development site.

I therefore have no objections to the proposed development would recommend that any permission include the following conditions:-

CONDITIONS

- ZJ18**
026R **VISIBILITY SPLAYS (CENTRELINE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres to the north and 2.4 metres x 56 metres to the south measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ11**
039R **ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 4.8 metres.
- 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.
- 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.
- ZJ23**
035R **(PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR**
No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Notes:

- *Public Footpath No.3 - Halghton runs from west to east along the northern boundary of the development site and should not be interfered with. I would recommend that the applicant liaises with the WCBC Public Rights of Way Section – contact: Sean Hanratty on Tel: 01978 729761 to discuss the proposed development.*

Peter DoAthwaite

pp. Network and Infrastructure Manager

