MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Tyler Fox
Our Ref:	ET/DC/DB/P/2024/1303	**Your Ref:**	P/2024/1303
Date:	13 December 2024		

TOWN AND COUNTRY PLANNING ACT 1990

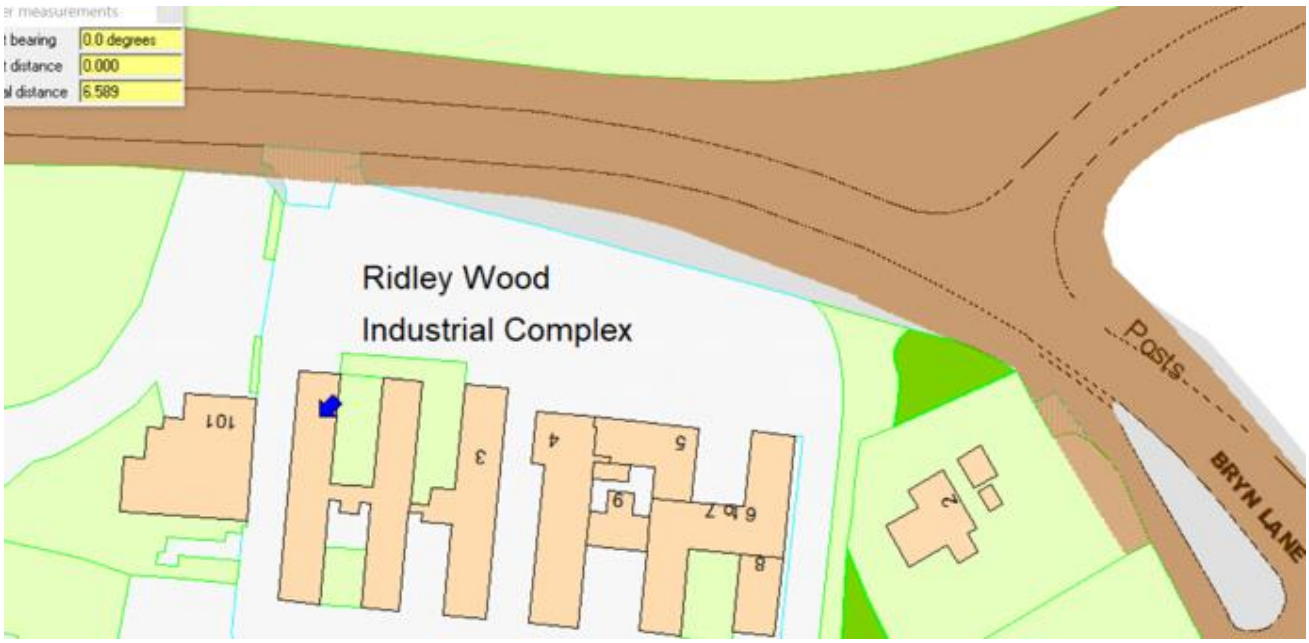
PROPOSAL: CADW FFENS DDIOGELWCH / RETENTION OF SECURITY FENCE

LOCATION: RIDLEY WOOD INDUSTRIAL COMPLEX, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT

We refer to your consultation / email dated 04/09/2024 in respect of the above.

This application relates to a retrospective application for fencing on a bend on Bryn Lane, currently a 40mph Classified Road on Wrexham Industrial Estate.

The fence line as constructed appears to be located on highway owned land. The area coloured brown in the screen shot below, indicates adopted highway authority owned verge, and appears to extend up to 6.5m approx. from kerb line into the site, beyond the width of the shared foot/cycleway.



The Local Highways Authority are therefore unable to support this application and unless the applicant is able to demonstrate that there is a valid legal right of access onto this land, the LHA request the fence is relocated to within the title of the plot, off land owned by the Local Highway Authority.

If the above is resolved, The LHA would also request the applicant amends the drawings to include visibility splays and forward visibility prior to our concluding highways consultation response.



On Behalf Chief Officer, Environment & Technical