

Matthew Phillips

From: Sean Hanratty
Sent: 11 April 2024 16:45
To: Matthew Phillips
Subject: RE: Allington no.14

Hi Matthew

As you have stated, I think the signpost would have been located away from the entrance splay but in a visible location for footpath users. The definitive line is over towards the low white wall, so the new wall will not affect the definitive line. We can move the sign once the wall is constructed.

Thanks

Sean

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 11 April 2024 14:47
To: Sean Hanratty <Sean.Hanratty@wrexham.gov.uk>
Subject: Allington no.14

Hi Sean,

I have picked up an application (P/2023/0260) for the redevelopment of Tyn Y Coed in Rossett.

The existing access to the site is shown below:



As part of the development, it is proposed to erect a new access directly onto Chester Road at the north-eastern end of the site and to close off the exiting access as per the attached plan.

There is a PROW sign for the Allington no.14 right of way at the corner of where a new section of wall is proposed. However the current alignment of the wall dates from the 1970s when the existing dwelling was built. Although not definitive, the the GIS layer would appear to suggest the PROW alignment is actually roughly through the middle of the large expanse of hard surfacing and enters a field roughly midway between the access the van is using and the access to Tyn Y Coed on the right.

Are you able to confirm this is in fact the case? I assume the sign is so located because otherwise it would be in the middle of an active access.

Regards

Matthew Phillips

Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management
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