

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sharon Holman
Our Ref:	ET/DC/DB/P/2023/0355	Your Ref:	P/2023/0355
Date:	29 th August 2023		

TOWN AND COUNTRY PLANNING ACT 1990

CODI ADEILAD ALLANOL I'W DDEFNYDDIO FEL YSTAFELL HARDDWCH (OL-WEITHREDOL) / ERECTION OF OUTBUILDING FOR USE AS A BEAUTY ROOM (IN RETROSPECT)

REDBROOK HOUSE RUABON ROAD RUABON WREXHAM

Grid Ref: E 330162.28 N 345250.29

I refer to your email dated 21st August 2023 in respect of the above

I've reviewed the information provided and advise as follows:

1. Having reviewed the historical streetview images, I agree that the fence line forms an improved visibility over the previous trees, which were obviously subject to continuous maintenance, on a busy road, which in itself created risk maintaining.
2. Thank you for the comments regarding maintaining the northbound visibility, and the collective responsibility of all the neighbours to maintain the unadopted lane.

In light of the above we acknowledge that it would be unreasonable to refuse this application on highways grounds as this is an existing access and the increase in traffic created by this application is negligible.

Supplementary Notes

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

Chief Officer, Environment & Technical