

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0975	Your Ref:	PF/P/2018/0975
Date:	3 rd December 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 352 551 Edgecroft, Pant lane, Gresford, Wrexham.

Development: Erection of fence (more than 1 metre high) next to highway (in retrospect).

I refer to your consultation dated 20/11/2018 in respect of the above.

The development site is located on Pant Lane which is a classified, residential road subject to a 30mph speed limit.

Assuming typical speeds of 30mph, any proposed / existing access serving the development site would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 5m in the westerly direction and 2.4 x 16m in the easterly direction measured to the nearside edge of the adjoining highway. Visibility is restricted in the westerly direction by the newly erected boundary fence. Visibility is restricted in the easterly direction in that the required splay would need to cut across 3rd party land.

Although the newly erected boundary fence restricts visibility from the existing access, it would appear that previous to this, visibility was impeded in the westerly direction by the existing trees / shrubs / vegetation along the site frontage. Ideally, visibility could be maximized by setting back the boundary fence a distance of 2.4 m behind the highway boundary including any other obstruction to visibility along the site frontage. However, given that visibility was previously impeded from this access I would have no objections to the proposed development.

Supplementary Notes

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

petworthwante

NA

Planning Control Manager