

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2016/0268	Your Ref:	MP/P/2016/0268
Date:	22 nd March 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 342 525 2 Richmond Road, Acton, Wrexham.

Development: Erection of fence (to replace existing hedge) – Partly in retrospect.

I refer to your consultation dated 21/03/2016 in respect of the above.

The proposed development site is located on the corner of Richmond Rd / Box Lane. Box Lane is a classified road subject to a 30mph speed limit. Assuming typical vehicle speeds of 30mph any proposed / existing junction 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 at the Richmond Rd / Box Lane junction is currently inadequate in the northerly direction providing a splay of approximately 2.4 x 30m measured to the nearside edge of the adjoining highway. Visibility is currently impeded by the existing 2.15m high hedgerow fronting the development site.

The proposed boundary fence (1.8m high) in lieu of the hedgerow will not reduce the available visibility from the Richmond Rd / Box Lane junction in the northerly direction. I would therefore have no objections to the proposed development on highway grounds.

However, a visibility splay of approximately 2.4 x 43m in the northerly direction from the existing junction would appear achievable if the proposed boundary fence was setback a short distance behind the existing boundary wall fronting Box Lane. I would suggest that the applicant considers the above improvement which would benefit all users of the Richmond Rd / Box Lane junction.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

Peter van der Wal

Pv Service Manager Environment