

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0477 **Your Ref:** PF/P/2010/0477
Date: 10TH June 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 377 519 Yew Tree Farm, Hugmore Lane, Llan y Pwll, Wrexham.
Development: Erection of wooden fencing (1.9m high).

I refer to your consultation dated 04/06/2010 in respect of the above.

The proposed development site is located on Hugmore Lane which is a busy, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph along this section given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 70m in both directions measured to the nearside of the adjoining highway in accordance with TAN 18.

Visibility at the existing access is inadequate in both directions providing splays of approximately 2.4 x 17m to the north and 2.4 x 14m to the south measured to the nearside edge of the adjoining highway. Visibility is impeded in the northerly direction by the existing hedgerow which is in excess of 2m in height. Visibility in the southerly direction is impeded by the recently erected 1.9m fencing.

However, I understand that this fence has been erected in place of a hedgerow which was of a similar height (ie/ >2m) to the hedgerow fronting the adjoining property known as Conister.

I would therefore conclude that the newly erected fencing has not had any detrimental effect on visibility from the existing access compared with the previous situation.

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.

A handwritten signature in black ink, appearing to be 'dmP aX'.

M Operational Manager Traffic & Transportation