

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0853	Your Ref:	EB/P/2010/0853
Date:	14 th October 2010		

ENVIRONMENT ACT 1995
HEDGEROW REGULATIONS 1997
NOTIFICATION OF HEDGEROW REMOVAL

Location: O. S Grid Ref: 364 576 Land near Golden Lion Hotel, Chester Road, Rossett, Wrexham.

Development: Removal of hedgerow.

I refer to your consultation dated 12/10/2010 in respect of the above.

The proposed development site is located on the B5445 Chester Road which is a classified road subject to a 20mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height in accordance with Manual for Streets.

Although visibility from the existing shared access is adequate in the north easterly direction, visibility in the south westerly direction is inadequate providing a splay of approximately 2.4 x 18m measured to the nearside edge of the adjoining highway.

The existing access appears to be shared with the properties Tyn y Coed, Rossett Cottage and also provides access to the development site through the existing gated field access which is setback approximately 30m behind the adjoining highway.

The existing shared access is approximately 10m wide reducing to 5.8m in width fronting the existing gated field access.

I would normally not wish to support any proposed development that is likely to result in an increase in vehicle movements utilising this sub-standard access.

However, it is unlikely that the proposed development will result in any significant increase in vehicle movements at the development site and I would therefore have no objections to the development on highway grounds.

Supplementary Notes

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

Note to Applicant

Public Footpath No.14 - Allington runs alongside the existing access track and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.



Infrastructure and Planning Manager