

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2009/0853	Your Ref:	LB1/P/2009/0853
Date:	22 nd October 2009		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 352 549 5 Chestnut Close, Gresford, Wrexham.
Development: Erection of wall to front over 1m in height (in retrospect).

I refer to your consultation dated 20/10/09 in respect of the above.

The proposed development site is located on Chestnut Close which is an unclassified residential road (cul de sac) subject to a 30mph speed limit. However, I would estimate typical vehicle speeds of less than 20mph given the geometry of the road.

Visibility from the existing access is restricted providing splays of approximately 2.0 x 3m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded to the north by the hedgerow fronting the adjoining property. Visibility to the south is currently impeded by the recently constructed 1.1m high wall (above carriageway level) which is intended to be raised to a height of around 1.5m.

However, visibility from domestic accesses in such locations is not normally considered to be a significant issue due to the low vehicular speeds. I understand that a 1.7m high hedge previously fronted the development site which also impeded visibility from the existing access.

I would therefore conclude that the new wall will not have any detrimental effect on visibility from the existing access compared with the previous hedgerow.

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.

JP

Operational Manager Traffic & Transportation