

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0168 **Your Ref:** SEH/P/2021/0168
Date: 18th March 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 358 551 10 Wynnstay Lane, Marford, Wrexham.

Development: New boundary Wall in Retrospect.

I refer to your consultation dated 18/02/2021 in respect of the above.

The proposed development site is located on Wynnstay Lane which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the modified access is inadequate in both directions providing splays of approximately 2.0 x 6m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the recently constructed boundary wall fronting the site.

The original property previously provided visibility across its frontage given the low dwarf wall fronting the property. The previous access was not gated.

The current access is approximately 4.1m wide. Any proposed gates are normally required to be setback at least 5m behind the adjoining highway so a car can sit clear of the adjoining highway. The recently erected sliding gates only appear to be setback approximately 2.2m behind the adjoining highway. This is likely to result in vehicles waiting to turn onto the driveway having to wait along Wynnstay Lane whilst the gates open which is far from ideal.

I would therefore recommend that the application be **REFUSED** for the following reasons:-

1. **The new boundary walls have significantly reduced the available visibility from the access .**
2. **The proposed gates are less than 5m behind the adjoining highway.**

A handwritten signature in black ink, appearing to be 'R. H. ...' with a stylized flourish at the end.

Chief Officer, Environment & Technical