

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/2019/0614 **Your Ref:** MRJ/P/2019/0614
Date: 3rd September 2019

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

Grid Ref / Location: 337 521 149 Chester Road, Wrexham.
Development: Erection of 1.75m high timber fence (in retrospect).

I refer to your consultation dated 20/08/2019 in respect of the above.

The proposed development site is located on Chester Road which is a classified road subject to a 30mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.0 x 56m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the existing access is approximately 2.0 x 14m in the southerly direction measured to the nearside edge of the adjoining highway and 2.0 x 14m to the north measured to the nearside edge of the adjoining highway. Visibility is impeded by the existing lighting column and boundary fence. However, visibility in the northerly direction would not appear to be any worse than when the previous boundary hedge fronted the site.

I would therefore have no objections to the proposed 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.

Peter Northwaite

Chief Officer, Environment & Technical

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