

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2019/0037 **Your Ref:** P/2019/0037

Date: 14 February 2019

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

Location: O. S Grid Ref: 2778 4219 3 Queen Street, Cefn Mawr
Development: Reduction in height of boundary wall.

I refer to your consultation dated 23 January 2019 in respect of the above.

The site is located on a classified highway subject to a 30mph speed limit.

A new vehicle access appears to have been created without the necessary planning permission. The access is considered to be in a dangerous location on the inside of a bend with visibility being seriously substandard in both directions.

I am assured that the access issue is being dealt with separately by the planning department and I am instructed to look purely at the proposal to reduce the height of the wall alongside the new access.

The submitted plans show an existing boundary wall marked in red which it states is to remain untouched – this is inaccurate as part of the wall has been removed to create the access referred to above.

WCBCs structural engineer has confirmed that the retaining wall is a private structure and is not maintained by the highway authority.

The retaining wall is to be reduced in height to improve visibility for pedestrians leaving the site. That being the case then it may potentially make the pedestrian access safer. I therefore advise you that I make no highway objection to the proposed reduction in height of the boundary wall but will not support any proposal to open up a new vehicular access from the site on to Queen Street



M Service Manager Environment