

MEMORANDUM

From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/P/2016/0614

Your Ref: SW/P/2016/0614

Date: 22nd March 2017

Town and Country Planning Act 1990

Section 78 Appeal @ Chapel House, Overton Road, Penley, Wrexham.

I refer to your consultation / email dated 22/03/2017 in respect of the above.

I am satisfied with my previous response made to this application (copy attached).

Peter Owen

m Service Manager Environment

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: ENV/DC/PP/2016/0614 **Your Ref:** MP/P/2016/0614
Date: 3rd August 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 412 399 Chapel House, Overton Road, Penley, Wrexham.
Development: Erection of new fencing, concrete post and wood panel (partly in retrospect).

I refer to your consultation dated 02/08/2016 in respect of the above.

The proposed development site is located on the A539 which is a classified road subject to a 30mph speed limit.

Assuming typical speeds of 30mph, any proposed / existing accesses in this location would normally be required to provide a visibility splay of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. However, a setback distance of 2.0m would be considered acceptable for any access in this location serving a single property.

Visibility from the existing access serving Chapel House is adequate in both directions providing splays in excess of 2.0 x 56m in both directions measured to the nearside edge of the adjoining highway. The new boundary fence has not impacted on visibility from the existing access.

Visibility from the existing shared access serving the school nursery site / car park onto the A539 is inadequate providing splays of approximately 2.4 x 12m to the west and 2.4 x 19m to the east measured to the nearside edge of the adjoining highway. Visibility is impeded by the new boundary fence to the west and by the existing hedgerow (3rd party land) to the east. However, the new fenceline appears to be in the same position as the previous fence and I am not aware of any condition requiring the protection of a visibility splay across the front garden of Chapel House from this access in the westerly direction.

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 Dornwange

in Service Manager Environment