

AnnS Jones

From: Sharon Holman
Sent: 23 November 2016 08:54
To: planning_admin
Subject: FW: P/2016/1028 ERECTION OF DWELLING - LAND SOUTH OF AND ADJACENT TO TRENCH FARM RED HALL LANE PENLEY WREXHAM LL13 0NA

Civ – consultation resp

From: Sean Hanratty
Sent: 22 November 2016 16:25
To: Sharon Holman
Subject: P/2016/1028 ERECTION OF DWELLING - LAND SOUTH OF AND ADJACENT TO TRENCH FARM RED HALL LANE PENLEY WREXHAM LL13 0NA

Sharon

The site of the proposed development encompasses part of Overton public footpath 14 which has a recorded width of 1.8 metres. If permission is granted, on completion of the development footpath 14 will need to be kept open and available to the public and therefore where it runs coincidental with the proposed drive, the footpath will need to be kept clear of parked vehicles and anything else that would impede use of the footpath.

The applicant should also be made aware that the only recorded limitation for this footpath within the development site is a stile at grid reference SJ 38409 39026. Any other structures/gates/fences will be unlawfully obstructing the footpath.

The proposed 1.8 metre post and panel fence to the rear of the garage will act as a deterrent to people using the path as it will create the feeling of entering a private space particularly when coming from the north. Also, in such a situation, users like to be able to see where they are going rather than coming round a blind corner so the fence needs to be reduced in height to 1.3 metres where it leaves the northern-most corner of the garage. The 1.3 metres should also apply to any planting in this area.

We do not wish to see any signs at the footpath's exit/entry points or along the footpath that would deter people from using the footpath. Any signage such as 'Private Property' 'Beware – CCTV' or similar should be located away from the path.

If the path requires closing during the construction of the development, the developer should contact the Rights of Way section and apply for a temporary traffic regulation order.

Regards

Sean Hanratty

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Rights of Way
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