

MEMORANDUM



From: Service Manager Environment

Our Ref: ENV/DC/PP/2015/0785

Date: 28th October 2015

To: Head of Community Well-being and Development

Your Ref: KH/P/2015/0785

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 317 494 The Barn, Fawnog, Bersham Road, Bersham, Wrexham

Development: Variation of condition numbers 5 & 6 of Planning Permission P/2003/1261 relating to vehicular access & visibility splays.

I refer to your consultation dated 27/10/2015 in respect of the above.

Previous planning consent ref: P/2003/1261 included conditions 5 & 6 relating to the proposed shared access and required visibility splays. The required setback distance at that time was 4.5m, Current highway standards permit a reduced setback distance of 2.4m.

The required visibility splay in the south westerly direction requires the lowering of the existing hedgerow to a maximum height of 1.0 metres above the adjoining highway.

In order to maximize visibility in the north easterly direction, a section of the existing stone wall and hedge (approximately 1.4m high) between the shared access and existing building will need to be lowered to a maximum height of 1.0 metres above the adjoining highway.

I would therefore have no objections to the proposed variation / relaxation and recommend any permission include the following condition:-

CONDITION

NONSTD The height of the hedgerow, or any other means of enclosure which adjoins the
038R highway shall not exceed 1 metre in height above the adjoining carriageway level from a point 2.4 metres back from the centre point of the existing shared access, a length of 160m to the west and to the corner of the existing farm building to the east.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes

P. Palmer

mp. Service Manager Environment