

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0244	Your Ref:	PF/P/2012/0244
Date:	2 nd May 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 409 537 Chapel House, Chapel Street, Holt, Wrexham.

Development: Erection of fencing to internal area of garden, within curtilage of boundary to south elevation and replacing same alongside adjoining property (partly in retrospect).

I refer to your consultation dated 04/04/2012 in respect of the above.

The proposed development site is located on Chapel Street which is an unclassified residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road along this section.

Manual for Streets would normally require any proposed / existing access or junction to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

The property was previously bounded by a conifer hedgerow which was in excess of 2.0m in height.

Visibility from the existing access serving the property was previously restricted in the northerly direction to approximately 2.4 x 3m measured to the nearside edge of the adjoining highway by the conifer hedge. Visibility from the existing access in this direction has not been adversely affected by the new laurel hedge compared with the previous conifer hedge.

Visibility from the junction of Chapel Lane with Chapel Street was previously restricted in the northerly direction to approximately 2.4 x 11m measured to the nearside edge of the adjoining highway by the conifer hedge. Visibility from this junction in this direction has not been adversely affected by the new laurel hedge compared with the previous conifer hedge.

The replacement wooden fencing within the curtilage of the site does not appear to have reduced existing parking provision at the site.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

Peter Perinowski

PP

Network and Infrastructure Manager