

MEMORANDUM

From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0407 **Your Ref:** KH/P/2012/0407
Date: 19th June 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 338 519 15 Box Lane, Wrexham.

Development: Removal of hedge and replacement with 1.83m high fence (in retrospect).

I refer to your consultation dated 13/06/2012 in respect of the above.

The proposed development site is located on Box Lane which is a classified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph along this section given the geometry of the road.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.0 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access appears adequate in the south westerly direction providing a splay in excess of 2.0 x 33m measured to the nearside edge of the adjoining highway. However, visibility in the north easterly direction is inadequate providing a splay of approximately 2.4 x 9m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow and lighting column.

However, visibility is no worse than was previously available when the hedgerow fronted the property.

As the property fronts a classified road, no gates would normally be permitted within 5m of the highway boundary in the interests of highway safety.

I would normally therefore recommend that the application be **REFUSED** for the following reason:-

The proposed gates are likely to result in danger to road users by reason of standing vehicles.

However, if the gates were to be removed, I would have no objections to the proposed boundary fence on highway grounds.

Peter Doornwaide

pp. Network and Infrastructure Manager