

MEMORANDUM

From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0155 **Your Ref:** LP1/P/2012/0155
Date: 9th March 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 348 548 1 Glan Llyn Gardens, High Street, Gresford, Wrexham.
Development: Single BT Telecommunications DSLAM cabinet painted green (dimensions 750mm x 1408mm high x 400mm).

I refer to your consultation dated 06/03/2012 in respect of the above.

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

Located immediately to the north of the development site is a private access road which serves 3 no. dwellings. Public footpath no. 14 – Gresford also runs along this private access road providing a pedestrian link to Orchard View.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing private driveway is inadequate in both directions providing splays of approximately 2.4 x 2m in the north westerly direction and 2.4 x 30m in the south easterly direction measured to the nearside edge of the adjoining highway. Visibility in the north westerly direction is limited in that visibility would rely on crossing 3rd party land. Visibility in the south easterly direction is restricted by the existing boundary wall along the back of the footway.

The proposed location of the BT cabinet would appear to reduce the available visibility from this existing access to approximately 2.4 x 22m measured to the nearside edge which is considered unacceptable.

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

There is already restricted visibility at the existing private access onto High Street and the proposed BT cabinet would reduce the available visibility from this access in this location.

Peter Doornik

pp. Network and Infrastructure Manager