

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0557 **Your Ref:** SJG/P/2021/0557
Date: 22nd June 2021

TOWN AND COUNTRY PLANNING ACT 1990
CONTROL OF ADVERTISEMENT REGULATIONS 1992

Location: O. S Grid Ref: 332 501 Land at Brook Street, Wrexham.
Development: Advertisement Consent for Digital Advertisement Display Unit.

I refer to your consultation / email dated 11/06/2021 in respect of the above.

The proposed development is located on Brook Street which is a busy, classified road subject to a 30mph speed limit. Pedestrian movements along Brook Street are significant.

There would appear to be 2 existing vehicular accesses either side of the proposed development site ie/ serving taxi parking to the eastern side and an existing garage to the western side. It is unclear from the submitted plans what distance the proposed sign is setback from the back of footway or what clearance / pedestrian visibility is provided either side of the sign. There is currently no boundary treatment ie/ wall / fence along the site frontage to prevent vehicles encroaching onto the footway.

It would seem sensible to setback the proposed sign a minimum distance of 2m to ensure that adequate pedestrian visibility is provided with the area between the 2 access points being kept free of obstructions.

Although I have no objections in principle to the proposed development, I would suggest that the applicant submits a revised layout plan indicating the above detail.

Supplementary Notes

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



Chief Officer, Environment & Technical