

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2018/0630 **Your Ref:** P/2018/0630

Date: 3 October 2018

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 22775 4328 Caledfryn, 4 Chapel Street, Acrefair
Development: Outline application for residential development on part of garden area.

I refer to your consultation dated 24 September 2018 in respect of the above.

The site access is located on an unadopted road where the road surface is in a poor condition. It appears that the unadopted road is used for residents parking which can make manoeuvrability into and out of the road difficult.

The unadopted road itself accesses on to the adopted highway immediately north of the Oddfellows public house. Visibility from the unadopted road onto Chapel Street is restricted in both directions by the boundary wall of the adjacent properties. It only appears possible to achieve a visibility splay of 2.4 x 15m to the nearside edge in both directions; well below the 43m splays recommended by Welsh government for a 30mph speed limit.

I therefore recommend that permission is refused for the following reason:

There is restricted visibility at the existing access on to Chapel Street and increased use would increase the likelihood of danger to road users.

per Douthwaite

SM Service Manager Environment