

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0969	Your Ref:	P/2018/0969
Date:	7 December 2018		

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

Location: O. S Grid Ref: 2861 5088 11 Penygelli Avenue, Coedpoeth
Development: Outline planning application for residential development

I refer to your consultation dated 26 November 2018 in respect of the above.

The site is located on an unclassified highway subject to a 30mph speed limit for which Welsh government recommends visibility splays measuring 2.0 x 43m to the nearside edge in both directions. Given the restricted frontage of the site it is only possible to achieve 2.0 x 20m to the centre line in both directions.

The site is on quite a gradient. The plans seem to indicate an intention to raise the land west of the dwelling to form a driveway that meets the highway at a reasonable gradient. However the typical cross sections seem to indicate that the turning and parking area fall approximately 3m over a 6m distance; a gradient of 1 in 2 which is not considered to be satisfactory.

I recommend that the application is refused for the following reasons:

REASONS

It appears impracticable within the curtilage of the site to construct an access with Penygelli Road which would provide sufficient visibility for vehicles emerging from the site.

Peter Douthwaite

Service Manager Environment

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