

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0284	Your Ref:	P/2018/0284
Date:	8 May 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2744 4351 Penbedw Clayworks, Bowers Road, Acrefair
Development: Construction of 2 no. vehicular accesses

I refer to your consultation dated 12 April 2018 in respect of the above.

The development site is located on a classified highway.

The proposed northerly access is subject to the national speed limit although vehicular speed is likely to be no more than 40mph due to the geometry of the road. The southerly access is subject to a 30mph limit to the south and national speed limit to the north. A survey should be undertaken to accurately determine what vehicular speed is along Bowers Road thus helping inform the applicant on the visibility requirements from each access.

The application refers to a reinstatement of existing vehicular accesses. I have no evidence that there were two accesses at these locations; images of the site dating back to 2009 show that the whole area was covered in trees / hedges and do not reveal any existing accesses.

The applicant refers to a visibility splay of 60m being achievable to the north of access from a 1.2m setback. Welsh government guidelines require a 2.4m setback to be used. It appears possible to provide adequate splays from the proposed access no.1 but this will require further removal of the verge / embankment to the south of the access and potentially more trees to the north.

Whilst it may be possible to provide adequate visibility in a northerly direction from access number 2, there appears to be a shortfall in visibility to the south, the land required to provide the splay being outside the applicants ownership.,

It is not clear what the accesses are required for. The applicant should be made aware that an off vehicular turning area is required for any vehicles entering the site; and parking should be provided in accordance with LPGN 16.

I would recommend that the applicant undertakes a vehicle speed survey to help understand the visibility splays required at each access. This will then inform the extent of verge/embankment / trees/ hedges that will need to be removed to achieve adequate visibility from each access.



by Service Manager Environment