

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0917	Your Ref:	P/2016/0917
Date:	18 October 2016		

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

Location: O. S Grid Ref: 2961 5399 Conifer Cottage, 23 Coed y Felin Road, Brymbo
Development: Two storey and single storey extensions to dwelling, erection of double garage / workshop, new 6' high entrance gates, driveway and access

I refer to your consultation dated 4 October 2016 in respect of the above.

The site is located with an existing access on to a classified highway subject to a 30 mph speed limit. Visibility at the existing access is restricted to approximately 2.0 x 15m in both directions.

It appears that the proposed development will further restrict visibility by erecting 6m high solid wooden gates immediately adjacent to the south eastern side of the access.

It is not clear from the plans what boundary treatment is proposed. Are they intending to erect a fence similar in height to the proposed gates?

I also have some concerns that reconfiguration of the access will make turning into the site from the south eastern direction quite difficult

Whilst I have no problem with the principle of the development, in its current format I would recommend that the application is refused due to visibility and manoeuvrability issues.

If the applicant were to amend the proposals accordingly I may be able to support the proposal.

Peter Downhams



Service Manager Environment