

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0187	Your Ref:	P/2018/0187
Date:	26 March 2018		

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

Location: O. S Grid Ref: 3100 5360 Mayfield House, Top Road, Summerhill
Development: Alterations and extension to commercial premises

I refer to your consultation dated 19 March 2018 in respect of the above.

The site is located on a classified highway subject to a 30mph speed limit for which Welsh Government guidelines recommend visibility splays of 2.4 x 43m in both directions.

Visibility at the existing access is severely substandard. I would not wish to support any development that may increase traffic generation through such a substandard access.

However as the proposed extension equates to less than 10sq.m of additional storage space I cannot justify a refusal on highway grounds.

The alterations do not appear to have any detrimental impact on the ability of a vehicle to turn within the site.

I would recommend if possible that a suitably worded condition is attached to any planning permission to ensure that there is no increase in commercial use of the site.

Peter D O'Sullivan

PD Service Manager Environment