

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0806	Your Ref:	P/2016/0806
Date:	26 September 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2697 5332 Land south east of Twenty Houses, Brymbo Road, Bwlchgwyn

Development: Outline application to erect 1 no. dwelling (all matters reserved)

I refer to your consultation dated 12 September 2016 in respect of the above.

The site is located on a classified highway. The submitted plan states that visibility of 2.4 x 43m will be provided in both directions from the site access. This is unacceptable as the speed limit changes from 30mph to national speed limit approximately 15m from the west edge of the site.

Visibility requirements are therefore 2.4 x 43m in a westerly direction and 2.4 x 215m to the east. The easterly splay is not achievable from the proposed site access. However it is estimated that vehicular speed of traffic approaching from the east is less than the national speed limit; the applicant is advised to undertake a speed survey to establish the 85%ile speed of traffic approaching the site from the easterly direction.

The submitted plan shows that vehicles would have to reverse directly into the highway; this is not acceptable at this location on a classified highway. It is however noted that the application is in outline only with all matters reserved. Any reserved matters application would have to demonstrate adequate off road parking and turning facilities were available within the curtilage of the site.

In its current format I would recommend the application is refused for the following reason:

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

However if the applicant were to undertake a speed survey to establish the 85%ile speed of vehicles approaching the site from the easterly direction I would be willing to review my response accordingly



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