

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0651	Your Ref:	P/2016/0651
Date:	7 September 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2890 4590 Land off Bryn Glas, Rhosllanerchrugog

Development: Outline application for demolition of existing dwelling and construction of 7 no. new dwellings

I refer to your consultation dated 11 July 2016 in respect of the above.

The development site is at the end of a cul de sac on an unclassified highway that is subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20mph due to the geometry of the road. The road is generally 5m wide and serves approximately 37 existing properties. The existing turning head at the end of the cul de sac adequately caters for general vehicular use.

The site was granted planning permission on 2011 for three dwellings; so the proposed development will result in an overall increase of four dwellings being served off Bryn Glas beyond what has already been approved. An increase of four dwellings is likely to generate only 4 additional vehicles in the peak hour which is not considered to be significant.

Since the original planning permission a scheme of car parking improvements appear to have been undertaken along the west edge of the highway verge on Bryn Glas. Adequate parking is provided for each of the proposed dwellings.

Given the width of the road and the small increase in traffic generation I do not anticipate that this will have a detrimental impact on the highway.

The proposed road extension needs to be a minimum 4.5m width to serve the new development; this road will remain in private ownership and will not be adopted by the Council.

Given the gradient of the land it appears that the new road may require retaining structures to support its western edge.

Visibility at plot 1 is only 2.4 x 8m and even assuming a 20 mph speed is below standard. Please ask the applicant to amend the plans to demonstrate how adequate visibility can be provided at plot 1

Peter Doughty

PM

Service Manager Environment