

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/00189	Your Ref:	P/2016/0189
Date:	29 September 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3310 5260 Land East of Tan y Bont, Main Road, Rhosrobin
Development: Outline application for residential development (up to 189 dwellings) with all matters reserved except for access.

I refer to your consultation dated 27 April 2016 in respect of the above.

The site has a highway boundary with B5425 New Road to the south west which is subject to a 30 mph speed limit along the full frontage of the site. The application proposes to construct up to 189 new dwellings with access to the site via a compact roundabout on the B5425

There will clearly be a significant increase in traffic generation from the proposed development. A capacity analysis undertaken by the applicant concludes that 'there would be no significant impact on the operational performance and safety of the local highway network'

However I have some concerns over the data submitted with the application.

1. The 2014 survey LINSIG results for A483/ Bluebell Lane/A5156 are different in this application than they were in the original application (P2014/0876)
2. Figure 5.2 of the TA in respect of Proposed Development Trip Assignment. The technical note to the 2014 application for 234 dwellings showed 62% of vehicles turning right out of the new access and 38% going left in the AM peak. This itself was different to the original data sent with the first application. The latest application for 189 dwellings now shows 54% going left and 50 % going right.
3. The technical note to the 2014 application included delay times in its Picady assessment. The latest application omits this crucial detail.
4. The 2021 Base PICADY analysis for the New Road/ Prices Lane/ Stansty Road junction differs significantly from the 2020 figures submitted within the technical note for the previous application.

Can you ask the applicant to address the anomalies between the two sets of data?

The Councils adopted highway standards require that any development of more than 150 dwellings provides two points of access into the site. The drawings show only one point of access off the proposed new roundabout which is not considered to be acceptable for a development of this size. Can you ask the applicant to address this issue.

Peter Dornwank

W Service Manager Environment