

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0809	Your Ref:	P/2016/0809
Date:	10 October 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3128 4875 Land to the South West of the Old Black Horse Public House, High Street, Rhostyllen

Development: Outline application for residential development (3 no. dwellings)

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

The development site is located with two existing accesses on to High Street, a classified highway subject to a 30 mph speed limit for which Welsh government guidelines recommend visibility splays measuring 2.4 x 43m in both directions.

Visibility from both existing accesses is adequate in an easterly direction but is substandard in a westerly direction.

The submitted plans indicate that the westerly access will be permanently closed to traffic and all vehicles going to the pub and the new dwellings will use the existing eastern access point. It is not clear from the plans if the existing access is being altered in any way. Can you ask the applicant to clarify that there are no alterations being made to the easterly access?

There will presumably be an increase in vehicular traffic through the easterly access. Visibility at this access is below standard for a 30mph speed limit. Can you please ask the applicant to address the issue?

It is difficult to assess the suitability of the parking and turning areas for vehicles using the pub car park. Can you ask the applicant to demarcate on the plan the length / width of car parking and turning spaces? This also needs to be done for the three proposed dwellings.

Can you ask the applicant to demarcate the width of the proposed private drive leading to the three dwellings?

Can they also confirm if forward visibility on the private road is achievable around the bend at the south east corner of the site?

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Can you ask the applicant to confirm if the red/ blue dividing line between the two sites is intended to be a fence? And if so what height?

The swept path analysis appears to show that the dray vehicle can access the site if there are no vehicles parked in approximately 5 of the car parking spaces. I presume that this would have to be managed under a construction traffic management plan. However the swept path showing the dray vehicles egressing the site is unclear. Can you ask the applicant to demonstrate how many forward / reversing movements it will take for the dray vehicle to exit the pub car park.

I note also an intention to provide a pedestrian link to the dwellings directly off Henblas Road. This link appears to be along the rear boundary fence of the pub garden and this being the case the applicant will need to consider how they intend to deal with the existing telegraph pole which is directly on the line of the proposed link.

Please therefore ask the applicant to clarify the following points:

- Are there any alterations being made to the easterly access?
- Visibility at the eastern access is below standard for a 30mph speed limit. Please address the issue.
- Demarcate on the plan the length / width of car parking and turning spaces for the pub car park and the proposed dwellings
- Demarcate the width of the proposed private drive leading to the three dwellings
- Demonstrate forward visibility on the private road around the bend at the south east corner of the site
- Is the red/ blue dividing line between the two sites intended to be a fence; and if so what height?
- How many forward / reversing movements it will take for the dray vehicle to exit the site.

Peter Duthie

PD Service Manager Environment