

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0655	Your Ref:	P/2016/0655
Date:	2 August 2016		

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

Location: O. S Grid Ref: 23360 5300 Austin Eames, Plas Acton Road, Pandy
Development: Demolition of existing building, outline application for residential development (1 no detached and 1 no. block of 4 apartments).

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

The proposed development site has an existing access on to Plas Acton Road; an unclassified highway subject to a 30mph speed limit.

Adequate visibility is achievable from the site access on to Plas Acton Road. The Plas Acton Road junction with Bluebell Lane some 300m to the west of the site suffers from substandard forward visibility. I would be unwilling to support any development that generated significant additional traffic movements through the substandard junction

However, the site has an existing A1 use which could potentially generate a significant amount of traffic to the site. It is considered that the traffic generated by the five proposed houses would be no more onerous than the potential from its existing use.

The private drive is proposed is less than minimum standards; any new access into the site will need to be 4.8 m. A new footway will need to be provided to extend from the existing provision. Adequate turning space should be provided within the site for transit size delivery vans.

Parking should be provided in accordance with LPGN 16 standards.

I note that the application is in outline and that all matters are reserved. I therefore advise you that I make no objection to the proposal on highway grounds.

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Service Manager Environment