

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0265	Your Ref:	P/2016/0265
Date:	20 May 2016		

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

Location: O. S Grid Ref: 2110 3815 Tyn y Groes, Cadnant Road, Glynceiriog
Development: Conversion of disused barn into 2 no. three bedroom houses.

I refer to your consultation dated 21 March 2016 in respect of the above.

The proposed site access is located on an unclassified highway subject only to the national speed limit although vehicular speed is considered to be no more than 20mph from the north and 10 mph from the south east due to the geometry of the road.

It is possible to achieve adequate visibility on to the highway from the proposed access. However, forward visibility for vehicles approaching the access from the south is severely substandard due to the 90 degree bend in the road and the proximity of the existing building to the highway. Anyone using the proposed access has to drive around the blind bend.

A preliminary enquiry for this site demonstrated that access to the site would be taken from the yard area south of the proposed dwellings. This access is considered to be a far safer location than the one now proposed. Can you please ask the applicant to consider providing parking and turning to the south of the site as the proposed access unnecessarily increases the use of the substandard highway.



 Service Manager Environment