

MEMORANDUM



From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0345	Your Ref:	P/2016/0345
Date:	12 May 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3093 5247 Poolmouth Chapel, Daisy Road, Brynteg.

Development: Change of use from dwelling (use class C3) to residential institution (use class C2). Home for 5 young people – supported by team of staff

I refer to your consultation dated 14 April 2016 in respect of the above.

The development site is located at the junction of two narrow unclassified roads (Daisy Road and Church Road) within a 30 mph speed limit although vehicular speed is considered to be no more than 20mph due to the geometry of the road.

Both roads are very narrow with inadequate room for cars to pass simultaneously. Church Road is so narrow that there is no room for a car to even park on the highway without effectively blocking through traffic.

It is considered that the proposed change of use to a residential institution could generate significantly more traffic than that associated with its existing use as a dwelling.

The proposed parking area to the west of the site suffers from substandard visibility on to Church Road. Visibility is currently restricted by the height of the boundary walls to both sides of the access. Even if it were feasible to lower the height of the walls visibility to the west would still only be achievable over third party land.

Given the restricted nature of the parking area there is no area available for vehicles to turn within the site and leave in a forward direction. This would further exacerbate an already dangerous situation at the proposed access.

The junctions either end of Church Road suffer from substandard visibility.

It is considered that the increased number of vehicle movements along Church Road as a result of this proposal would increase the risk of dangerous manoeuvres to the detriment of highway safety.

I therefore recommend that the application is refused for the following reasons:

REASONS

- The traffic generated by the proposed development would result in an increase in the use of the existing roads which are substandard in width and junction layout.
- There is restricted visibility at the proposed car park access and its use would increase the likelihood of danger to road users

pete duthwaite

SM

Service Manager Environment