

AnnS Jones

From: Matthew Phillips
Sent: 22 September 2011 09:38
To: planning_admin
Subject: FW: Afon Goch - P/2010/1040

Highways response to P/2010/1040

From: Peter Douthwaite
Sent: 19 September 2011 15:43
To: Matthew Phillips
Subject: RE: Afon Goch - P/2010/1040

MATTHEW

SEE ANSWERS BELOW

PETE

From: Matthew Phillips
Sent: 15 September 2011 16:03
To: Peter Douthwaite
Subject: Afon Goch - P/2010/1040

Pete,

Please see the attached plan with the visibility splays for the proposed development shown on (you should have had a copy of this previously) as well as the title documents for land in the splay.

Sioned has asked a number of questions and I need some help from you to answer them!

She has found that the small rectangular indentation in the adjoining the highway (it looks like a small lay-by but I don't think it is) lies outside of the ownership of the local authority (it is not adopted Highway) as well as the private ownership of the any of the dwellings. The rectangular piece of land is unregistered so it will not be possible to trace its owner and Sioned is concerned about the implications for the splay.

DESPITE O.S. PLANS SHOWING THIS RECTANGULAR INDENTATION THERE IS NO EVIDENCE ON SITE OF A LAYBY AT THIS POINT

Based on the 3 title documents attached as well as the applicant's own plan it would seem to me that:

i) No part of the splay crosses land owned by no. 7 Afon Terrace;

AGREED

ii) Other than a the part of the splay that crosses land that forms part of title WA441383 (owned by 6 Afon Terrace) it would appear that all of the splay is within land owned by the Council (title CYM489672) or the adopted highway;

AGREED

iii) No part of the splay lies within the rectangular indentation adjoining the highway is crossed by the splay so would be unaffected by any alterations to it.

AGREED

iv) No part of the southern visibility splay is within the adopted highway (although it does cross land forming part of title CYM489672).

INCORRECT

THE SPLAY IS TAKEN FROM A SETBACK OF 2.4M FROM EDGE OF CARRIAGEWAY. THE EXISTING LAYBY IS APPROXIMATELY 3M WIDE SO THEREFORE THE SOUTHERLY SPLAY CROSSES OVER THE LAYBY WHICH IS ADOPTED HIGHWAY.

PLEASE NOTE THAT WE DON'T HAVE A PROBLEM WITH THEM TAKING A VIS SPLAY ACROSS ADOPTED HIGHWAY LAND.

Regards

Matthew