

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0538

Your Ref: P/2011/0538

Date: 31 August 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2570 5240 Bryn Foty, Ffordd Isaf, Gwynfryn

Development: Erection of 3 bedroom dwelling with double garage and new detached garage to existing dwelling.

I refer to your consultation dated 10 August 2011 in respect of the above.

The site is located on an unclassified highway subject only to the national speed limit although vehicular speed is considered to be no more than 25mph due to the geometry of the road. Ffordd Isaf is approximately 3.2m wide with no provision for pedestrians.

Visibility at the existing access to Bryn Foty is substandard; to the north it is restricted to approximately 2.4 x 8m to the centre line and to the south 2.4 x 6m to the centre line.

The submitted plans demonstrate the reduction in height of a stone boundary wall which will increase visibility in a northerly direction to approximately 2.4 x 25m to the centre line. There is no improvement proposed to visibility in a southerly direction.

Despite the proposed improvement to visibility, it is still well below Welsh Assembly recommendations.

The proposed parking is concurrent with LPGN 16 recommendations.

Given that visibility at the site access in a southerly direction is well below standard I recommend that the application is refused for the following reasons:

REASON

There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.

Infrastructure and Planning Manager