

MEMORANDUM



From: Infrastructure & Planning Manager

To: Chief Planning Officer

Our Ref: DC/PD/2011/0523

Your Ref: PF/P/2011/0523

Date: 24 August 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2760 4200 9 Dolydd Lane, Cefn Mawr

Development: Erection of garage and boundary wall (In retrospect)

I refer to your consultation dated 28 July 2011 in respect of the above.

Whilst I have no objection to the erection of a garage at this site I have concerns over the new boundary wall and site access.

The site is located on the junction of two unclassified highways subject to a 30 mph speed limit although vehicular speed is considered to be no more than 15 mph due to the geometry of the road.

The original site access appears to have been located on Dolydd Lane approximately 15m from the centre line of the Heol Cefnydd junction. (The footway dropped crossing is still evident on site)

The new access is located on the corner of the junction and is considered to be a danger to highway users. Any vehicle waiting to exit from Heol Cefnydd would effectively prevent access into no. 9 and would be likely to lead vehicular conflict at the junction.

The new access utilises a dropped crossing provided for pedestrians and people with mobility impairment. The dropped crossing is not provided for use as a vehicular access and will not have been constructed to the appropriate standard for vehicular use.

The new access is approximately 3m wide and does not provide adequate visibility for and of pedestrians. This is of particular concern given that the access is utilising a dropped crossing provided for pedestrians.

Visibility from the new access on to Dolydd Road/ Heol Cefnydd is restricted to approximately 2.0 x 8m in both directions. This is well below TAN 18 recommendations.

I would recommend that permission be REFUSED for the following reasons:

1. There is restricted visibility at the new access and this would increase the likelihood of danger to road users

2. There is restricted visibility of pedestrians and this would likelihood of danger to road users.
3. The location of the access increases the potential for conflict with vehicles negotiating the Heol Cefnydd/ Dolydd Lane junction
4. The proposed vehicular access is at the same position as a well-established pedestrian crossing point causing a potential increase in danger to and conflict with pedestrians.

for *Peter Dwyer*
Infrastructure and Planning Manager