

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0330

Your Ref: P/2011/0330

Date: 27 May 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2680 5330 Karlaire, Brymbo Road, Bwlchgwyn

Development: Removal of dwelling and construction of 3 houses and 1 bungalow

I refer to your consultation dated 09 May 2011 in respect of the above.

The development site is located between a classified highway (Brymbo Road) and an unclassified highway (Cefn Lane) both of which are subject to a 30 mph speed limit.

The site has an existing access on to Brymbo Road that suffers from extremely poor visibility in a westerly direction.

The position of the proposed new access on to Brymbo Road has previously been agreed under code P/2007/0143. Visibility splays of 2.4 x 43m to the west and 2.4 x 56m to the east have been agreed and are achievable from the proposed site access.

The proposed new access on to Cefn Lane has been subject to preliminary discussion. Cefn Lane is too narrow to allow the simultaneous passage of vehicles. The applicant has agreed to construct a passing bay on highway land opposite the proposed site access. Furthermore they have agreed that a 2.4 x 25m visibility splay from the private road west of Plot 4 will be maintained in perpetuity. This private road serves a number of houses and the protection of visibility will enhance vehicular safety in the vicinity of the site. Given these improvements and that the existing site already had a gated access and hardstanding on to Cefn Lane it is considered that the access is acceptable.

However the applicant has not demonstrated the 2.4 x 25m visibility splay on the submitted plan and it is considered essential that this splay is demonstrated on any approved plan.

There is a shortfall in parking provision at each of the proposed dwellings but given recent Welsh Assembly Appeal decisions this is not considered to be a justifiable reason for refusal.

Access to the site is proposed by use of a junction with 6m kerb radius. This is considered unnecessary. A standard vehicular dropped crossing is considered more appropriate for the size of development.

Please ask the applicant to demonstrate the following:

- A visibility splay of 2.4 x 25m in an easterly direction from the private drive
- A visibility splay of 2.4 x 25m from the proposed driveway to plot 4
- A standard vehicular dropped crossing at the access over the proposed footway on Brymbo Road.


Infrastructure and Planning Manager