

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0804

Your Ref: P/2010/0804

Date: 20 October 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2910 4760 Land opposite entrance to Springview, Llwyneinion Road, Rhos

Development: Erection of equestrian / agricultural building

I refer to your consultation dated 23 September 2010 in respect of the above.

The development site is located on a classified highway subject only to the national speed limit although vehicular speed is considered to be no more than 30 mph due to the geometry of the road.

There is an existing field gate access into the site which suffers from poor visibility. The gate is less than 5m back from the highway and the access is a grassed verge.

Adequate visibility can only be achieved by the removal of part of the boundary hedge. There is inadequate information within the application to demonstrate whether this can be delivered.

Please ask the applicant to submit further details to demonstrate the following:

- Visibility splays of 2.4 x 43m in both directions to the nearside kerb edge.
- Gates a minimum of 5m from the back of the highway.
- Hard surfaced access for a minimum of 5m behind highway boundary.
- No water to flow from the development on to the highway.

If the applicant is unable to deliver the above requirements I recommend the application is refused on the grounds of inadequate access and visibility.

Infrastructure and Planning Manager