

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0860

Your Ref: P/2010/0860

Date: 04 November 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2900 4640 Land adjacent to 12 Jones Street, Rhos

Development: Outline application for erection of dwelling

I refer to your consultation dated 18 October 2010 in respect of the above site.

The development site is located on an unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20mph due to the geometry of the road.

The existing access in to the site serving number 12 Jones Street suffers from severely substandard visibility.

The proposed additional access is located at the west end of the site. It is possible to achieve visibility of 2.4 x 25m to the centre line in easterly direction but to the west visibility will be obstructed by the proposed 2m high boundary wall. Even if this wall were reduced in height to below 1m, a visibility splay of only 2.4 x 5m is achievable in land under the applicants control.

I recommend that the application is refused for the following reason:

It appears impracticable within the curtilage of the site to construct an access with Jones Street which would provide sufficient visibility for vehicles emerging from the site.

Infrastructure and Planning Manager