

MEMORANDUM



From: Infrastructure and Planning Manager **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0916

Your Ref: P/2010/0916

Date: 6 December 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2970 4630 Land opposite Grosvenor House, Chapel Street, Ponciau

Development: Outline application for residential development (two no. 2 bedroom apartments)

I refer to your consultation dated 08 November 2010 in respect of the above site.

The development site is situated off a classified 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.

Any access on to Chapel Street would require visibility splays of 2.4 x 25m. It does not appear possible to achieve these splays in land under Council control.

In order to support the proposed development I would require the provision of adequate visibility splays, a footway across the full site frontage and turning facility for each of the proposed parking spaces.

I recommend the application is refused for the following reason:

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

Infrastructure and Planning Manager