

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0470

Your Ref: P/2010/0470

Date: 29 June 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3190 4890 Land adjoining 2 Wrexham Road, Rhostyllen

Development: Outline application to erection of 1 no. two storey dwelling and construction of new vehicular and pedestrian access

I refer to your consultation dated 2 June 2010 in respect of the above.

The proposed site is situated off an unadopted access road within a 30 mph speed limit. The access road to the site was stopped up under the TACP Act on 19th January 1987. I do not know who currently owns the area of stopped up highway but that is not a matter for the highways department to consider in response to the planning application.

The proposed site access from the site on to the unadopted road has substandard visibility of approximately 2.4 x 5m in a northerly direction – this is considered unsatisfactory given that there are four more properties served off the unadopted road beyond the proposed access point.

I recommend the application is refused for the following reason:

There is restricted visibility at the proposed access and its use would increase the likelihood of danger to road users.


for Operational Manager Traffic & Transportation