

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0443

Your Ref: P/2010/0443

Date: 22 June 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3110 5560 Land adjacent to Sunny Bank, Cefn y Bedd

Development: Outline application for residential development and associated works

I refer to your consultation dated 26 May 2010 in respect of the above.

The development site is accessed off an unadopted road with access on to the heavily trafficked classified highway A541 Mold Road within a 40 mph speed limit.

TAN 18 recommends visibility splays of 2.4 x 120m in both directions.

Visibility at the junction of the unadopted road and the A541 is substandard particularly to the north where visibility is restricted to approximately 45m.

The unadopted road is generally less than 3m wide and does not allow the simultaneous passage of vehicles.

Visibility at the access from the development site on to the unadopted road is substandard.

The unadopted road already serves 5 dwellings. It is current Council policy that no more than 5 dwellings shall be served off a private drive.

The access route to the development site is a Bridleway – the Public Rights of Way section will no doubt comment on the suitability of such a proposal.

I recommend that permission is REFUSED for the following reasons:

1. There is restricted visibility at the existing access onto the classified highway and increased use would increase the likelihood of danger to road users.
2. The site is approached from the A541 Mold Road by means of a narrow unmade road which is considered substandard in width and junction layout to act as a means of access to further residential development

Peter Osbourne
For Operational Manager Traffic & Transportation