

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0656 **Your Ref:** SJG/P/2010/0656
Date: 5TH August 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 486 394 Ty Newydd, School Lane, Bronington, Whitchurch.

Development: Parking and operation of 2 no. private hire vehicles.

I refer to your consultation dated 02/08/2010 in respect of the above.

The proposed development site is located on School Lane which is a classified road subject to a 30mph speed limit. However, although vehicles are likely to be travelling up to the speed limit in the westerly direction, I would estimate typical vehicle speeds at being around 25mph for vehicles travelling in the easterly direction given the proximity of the mini-roundabout.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m to the east and 2.4 x 33m to the west measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access appears inadequate in both directions providing splays of approximately 2.4 x 9m to the east and 2.4 x 20m to the west measured to the nearside edge of the adjoining highway. Visibility is restricted in both directions given that the required splays would cut across land under 3rd party control.

I would therefore not normally support any proposed development that is likely to result in an increase in vehicle movements utilising this substandard access. I assume that the proposed development will result in an increase in vehicle movements at the development site.

As the development site fronts a classified road, the provision of a suitable turning facility within the curtilage of the site would normally be required. The submitted layout plan indicating the provision of 6 no parking locations would not appear to allow for a suitable turning facility which is considered unacceptable.

I would therefore recommend that the application be **REFUSED** for the following reasons:-

1. **There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.**
2. **The submitted layout plan does not indicate the provision of a suitable turning facility within the curtilage of the development site.**



Operational Manager Traffic & Transportation