

MEMORANDUM



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

Our Ref: TH/DC/PD/P/2010/0614

Your Ref: P/2010/0614

Date: 06 August 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2880 4560 Former Wheelwrights Arms, Bridge Street, Penrycae

Development: Outline application for the erection of dwelling

I refer to your consultation dated 20 July 2010 in respect of the above.

The development site has access onto Afoneitha Road which is a classified road subject to a 30mph speed limit. Vehicular speeds are considered to be approximately 25mph approaching from the north east and 30mph approaching from the south west.

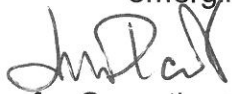
Any proposed access requires visibility splays measuring 2.4 x 33m from the north east and 2.4 x 43m from the south west. Council policy requires any new access on to a classified highway to provide adequate off road turning facility.

The submitted plans show 6 parking spaces reversing directly out on to a classified highway; only two of which appear to form part of the current application. Visibility from both these parking spaces is restricted by the proposed spaces 1 & 2 which abut the highway. Visibility is also restricted by the utility poles and telephone box on the footway south of the site.

It is noted that parking spaces 1 to 4 for the conversions appear to be outside the current application site. I presume a separate application would be required to amend the conditions of P/2005/0990 – any application to provide parking in this fashion would be recommended for refusal on grounds of substandard visibility and lack of off road turning facility.

Given the inadequate turning facility and substandard visibility at each of the proposed parking spaces I recommend that the application be refused for the following reasons:

- The proposed development does not make adequate provision for the parking and turning of vehicles clear of the public highway
- The proposed access locations do not provide sufficient visibility for vehicles emerging from the site.

A handwritten signature in black ink, appearing to read "J. P. Call".

for Operational Manager Traffic & Transportation