

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0140

Your Ref: P/2010/0140

Date: 11 March 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2620 4330 Sugyn Y Pwll, Tower Hill, Garth Trevor

Development: Conversion of redundant farm buildings into 3no. dwellings with separate gardens and new septic drainage system.

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

The development site is located on an unclassified highway subject only to the national speed limit although vehicular speed is considered to be no more than 20 mph due to the geometry of the road.

The road is steeply inclined, approximately 3m wide for much of its length, suffers from poor forward visibility and provides only the occasional passing place. There are no footways along its entire length. The nearest bus stop is on the A539 Llangollen Road approximately 1300m from the site.

Lateral visibility from the access is adequate but forward visibility for vehicles turning right into the site from a north westerly direction is substandard.

The site is unsustainable since it is in a rural situation some distance from amenities such as schools and shops. The lack of footways and public transport provision mean that occupants of the site would need to regularly use private vehicles.

I note the comments made by the applicant in respect of previously raised highway concerns but it is considered likely that the comings and goings of residents and visitor traffic to the conversions would be significantly greater than normal farm traffic. This would consequently lead to increased risk to highway safety.

I recommend the application be REFUSED for the following reasons:

1. The site is approached from Tower Hill by means of a narrow steeply inclined highway with inadequate pedestrian provision which is considered substandard in width and junction layout to serve as a means of access to further residential development
2. The site is in an unsustainable location some distance from local amenities.

A handwritten signature in black ink, appearing to be 'M. Jones'.

For Operational Manager Traffic & Transportation