

From: Simon Greenland
To: planning_admin
Date: 27/04/2010 10:29
Subject: P/2010/0218 Swallows nest Bwlchgwyn
Place: planning_admin

Consultation response- highways, for importing please

>>> Peter Douthwaite 19/04/2010 15:37 >>>
Simon

Visibility at the existing gated access is obstructed by the stone walls either side of the access. Vis in both directions is considered to be substandard.

Assuming vehicular speeds of 40mph, TAN 18 recommends the provision of visi splays measuring 2.4 x 120m which it does not appear possible to provide.

If the applicant can demonstrate vis splays which are better than the agreed existing site access (to the east of the building) then I may be able to support the use of the second access.

The applicant will also need to demonstrate that there is adequate space to turn vehicles within the curtilage of the site at the proposed second access.

Hope this makes sense. Please call if you need to discuss

Pete

>>> Simon Greenland 16/04/2010 10:44 >>>

The plans on file for the permission for a barn conversion scheme here (P/2003/0277) showed a new access for this unit, but condition 6 required that the existing access only be used. Both units use the existing access at present, but there is a gateway to the road- see photos on file (26/3/2010).

The submitted plan shows no improvements to the access, and significant works may be required to form a safe access, affecting a stone wall. I have scanned in a copy of the permission to Civica- case officer notes 29/3/2010.

Simon