

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0248

Your Ref: P/2010/0248

Date: 15 April 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2850 4260 Land adjacent to 18 Park Road, Rhosymedre

Development: Outline application for residential development

I refer to your consultation dated 01 April 2010 in respect of the above.

The development site is located with a frontage on to both the classified highway Park Road and the unclassified highway Church Street.

There is an existing access into the site off Park Road which provides adequate visibility of vehicles but is substandard in terms of pedestrian visibility. The existing access serves a St Johns Ambulance Depot.

The submitted plans propose to access the new development off Church Street. Church Street is generally less than 4m wide and its junction on to Park Road is substandard in terms of visibility and design.

I cannot support the creation of a new access on to a road of restricted width and substandard layout.

Furthermore it appears from the drawings that the erection of the dwellings fronting onto Park Road will prevent access being gained to the St Johns Ambulance Depot.

I therefore recommend the application is refused for the following reason:

- Church Street is considered substandard in width and junction layout to act as a means of access to further residential development.

Note

It is considered that with some minor improvement the existing access on to Park Road is suitable to serve new residential development on this site, Off road parking and turning facilities would need to be provided.

For Operational Manager Traffic & Transportation