

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/P/2020/0732	Your Ref:	P/2020/0732
Date:	09 th February 2021		

TOWN AND COUNTRY PLANNING ACT 1990

DYMCHWEL ADEILAD PRESENNOL A CHAIS AMLINELLOL AR GYFER 1 ANNEDD (GYDA MYNEDIAD, CYNLLUN A GRADDFA) / DEMOLITION OF EXISTING BUILDING AND OUTLINE APPLICATION FOR 1 DWELLING (WITH ACCESS, LAYOUT AND SCALE) **BRONYDD QUARRY ROAD GLYN CEIRIOG LLANGOLLEN**

Grid Ref: E 319998 N 337921

I refer to your consultation / email dated 05/02/2021 in respect of the above.

Access

The proposed development site is located on a narrow, private road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph along this section given the geometry of the road. Assuming typical speeds of 20mph, Manual for Streets would normally require any proposed / existing access to provide visibility splays of 2.4 x 25m in both directions measured to the centreline of the adjoining highway.

Visibility from the existing junction from the private road onto 'High Street' is inadequate in both directions providing splays of 2.4 x 15m in the south westerly direction and 2.4 x 20m in the north easterly direction measured to the nearside edge of the adjoining highway. Visibility is impeded by the exiting property walls and existing traffic parked on both sides of the carriageway. Any significant increase in vehicle movements through this existing substandard junction would not be consented from a highways perspective.

The narrow, steeply sloping unclassified lane itself is typically only 2.0-2.5m wide and has no footway provision. It cannot accommodate the simultaneous passage of 2 vehicles. The road construction makeup is concrete bound material with a central grassed track continuing until the gradient settles to an unpaved compacted track which provides access to the 'Office Property' and subsequently 30m further reaches the proposed development, 'Bronydd'. I would normally be unable to support any proposed development that would result in any significant increase in vehicle movements along this lane.

Public Footpath no. LLA12 - Llansantffraid Glynn Ceiriog appears to pass through the development I would recommend that the applicant liaises with our Public Rights of Way Section (contact: Sean Hanratty) to discuss any potential impact on this footpath. **I would recommend that this detail is indicated / clarified on a Proposed layout plan.**

Traffic Generation

The site appears to consist of an existing house 'Bronydd' and 'The Office' which we assume is a dwelling with 2 no. outbuildings, we would suggest clarification on the proposals

On the assumption that the existing properties already create existing traffic generation, we would not have any objections in principle to this element of the development of the access turning head arrangement,

Parking & Turning Provision

The provided sketch layout plan appears to indicate adequate parking for each dwelling with turning provision. However, if the application was to be supported, I would recommend that a suitable turning head is provided that can accommodate the turning movements.

No details of how waste collection / recycling will be carried out have been provided we assume this is conveyed privately down the access track

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to be 'R. Jones' or similar, written in a cursive style.

Chief Officer, Environment & Technical