

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0879	Your Ref:	P/2017/0879
Date:	28 November 2017		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3174 5089 Ferndale Garden Centre, Berse Road, Caego
Development: Outline application for residential development (8 no. dwellings) and construction of new access, closure of existing access to garden centre and construction of new access point

I refer to your consultation dated 30 October 2017 in respect of the above.

The site is located on a classified highway subject to a 40mph speed limit for which Welsh Government guidelines recommend visibility splays measuring 2.4 x 120m in both directions. Whilst it appears possible to achieve the recommend splays laterally at the proposed site access, there is a significant shortfall in forward visibility of vehicles waiting to turn right in to the site.

The applicant could consider upgrading the existing access to serve both the proposed residential development and the garden centre.

The residential development will result in the loss of all existing parking provision for the garden centre. The planning application does not demonstrate how replacement parking will be provided.

In its current format I would recommend the application is refused due to the shortfall in forward visibility at the site access and the loss of parking provision for the garden centre. However if the applicant were to submit plans demonstrating a safe site access with adequate replacement parking for the garden centre then I may be able to reconsider my response

Peta Doughty

PP .Service Manager Environment