

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0944	Your Ref:	P/2019/0944
Date:	17 January 2020		

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

Location: O. S Grid Ref: 2923 4827 Land adjoining Bryn Rhedyn Farm, Bronwylfa Road, Legacy

Development: Demolition of existing stable block and outline application for residential development comprising 3 no. new dwellings.

I refer to your consultation dated 27 December 2019 in respect of the above.

The site is located on a classified highway subject to a 30 mph speed limit for which Welsh Government guidelines recommend visibility splays measuring 2.4 x 43m in both directions to the nearside kerb edge. The existing site access suffers from substandard visibility due to the boundary hedge either side of the access.

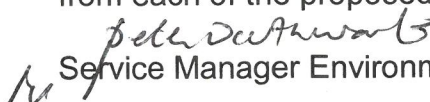
The proposed layout shows three proposed points of access. All three have substandard visibility on to the highway as it appears that the existing boundary hedge is to be retained. The retention of the two trees along the site frontage also restricts visibility at the proposed site accesses.

As the road is a classified highway an off road turning facility should be provided within the curtilage of each dwelling. It is unclear from the plans whether adequate facility is provided.

In its current format I would recommend that the application is refused for the following reason:

It appears impracticable within the curtilage of the site to construct an access with Bronwylfa Road which would provide sufficient visibility for vehicles emerging from the site.

If the applicant can demonstrate that turning facility and adequate visibility is achievable from each of the proposed accesses then I may be able to amend my recommendation.


Service Manager Environment