

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2020/0091	Your Ref:	P/2020/0091
Date:	13 February 2020		

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

Location: O. S Grid Ref: 2050 3856 Pistyll Y Garth, Glynceiriog
Development: Construction of car parking space (in retrospect)

I refer to your consultation dated 13 February 2020 in respect of the above.

The site is located on an unclassified highway at its junction with the classified highway leading up from Church Hill. The junction suffers from poor visibility due to the road and alignment and differing gradients.

In my initial assessment of the site I raised concerns over visibility at the new access and concerns about the likelihood of vehicles being reversed directly out on to Church Hill

I have now met the applicant on site and he demonstrated that he is able to access the site without reversing on to Church Hill which removes one of my concerns.

In order to address visibility issues at the site access the applicant has agreed to reduce the height of the tree stump immediately to the south of the access. This improves visibility in that direction to a level concurrent with the presumed speed of passing vehicles. To the north any vehicle turning in to the unclassified highway off Church Hill will be visible from a 2m setback.

There is very limited parking space available in the vicinity of the site and the only other option available to the applicant would presumably be to leave the vehicle on the highway which is not something I would wish to encourage on a narrow road.

Given that both reasons for refusal have been addressed I advise you that I make no objection to the application.


Service Manager Environment

