

# MEMORANDUM

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|-----------------|-----------------------------|------------------|----------------------------------------------|
| <b>From:</b>    | Service Manager Environment | <b>To:</b>       | Head of Community Well-being and Development |
| <b>Our Ref:</b> | P/2020/0079                 | <b>Your Ref:</b> | P/2020/0079                                  |
| <b>Date:</b>    | 7 February 2020             |                  |                                              |

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

**Location:** O. S Grid Ref: 3128 4875 Land to the South West of the Old Black Horse Public House, High Street, Rhostyllen

**Development:** Submission of reserved matters (layout, scale, appearance and landscaping) in respect of outline application P/2016/0809

I refer to your revised consultation dated 7 February 2020 in respect of the above.

The development site is located with two existing accesses on to High Street, a classified highway subject to a 30 mph speed limit. A vehicular speed survey has determined 85<sup>th</sup> percentile wet weather speeds of 19.4 eastbound and 23.4 westbound; for which Welsh Government guidelines require 2.4 x 24m to the west and 2.4 x 31m to the east. Visibility from the eastern access more than meets the required visibility.

All proposed parking areas within the proposed pub car park and the proposed development are confirmed as being adequately sized and spaced for turning of a motor car.

The only outstanding issue is condition 9 which required a specification of works to be submitted for the permanent closure of the existing westerly vehicular access.

Please ask the applicant to address this issue.



 Service Manager Environment