

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0895	Your Ref:	P/2019/0895
Date:	20 January 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 16 December 2019 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.

There is extremely limited visibility for any vehicle leaving the new parking space due to a tree on one side of the access and a tree stump to the other.

The car parking space has been constructed such that anyone leaving the site will potentially be reversing directly out on to the junction where visibility is well below standard.

Given the visibility issues described I recommend that the application is refused for the following reasons:

- It appears impracticable within the curtilage of the site to construct an access which would provide sufficient visibility for vehicles emerging from the site
- An access in this location would be a potential source of danger to road users.

Peter D'Athwaite

MD

Service Manager Environment