

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: P/2019/0089

Your Ref: P/2019/0089

Date: 6 August 2019

Town and Country Planning Act 1990

Section 78 Appeal at Ferndale Garden Centre, Berse Road, Caego

I am satisfied with the original response made to this application and wish to inform you that I have no further comments to add.

A copy of the response is attached for your information.

Peter Douthwaite

Service Manager Environment

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MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0089	Your Ref:	P/2019/0089
Date:	5 April 2019		

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 11 February 2019 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. It is possible to achieve the recommend splays laterally at the proposed site access. However there is a shortfall in forward visibility for drivers travelling in an easterly direction, 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.

In its current format I would recommend the application is refused due to the shortfall in forward visibility at the site access. However if the applicant were to submit plans demonstrating a safe site access then I may be able to reconsider my response


Service Manager Environment