

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2019/0694 **Your Ref:** P/2019/0694

Date: 30 September 2019

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

Location: O. S Grid Ref: 3046 5386 Kenningdale, Bryn Road, Moss

Development: Outline application for 1 no. dwelling (all matters reserved apart from access)

I refer to your consultation dated 11 September 2019 in respect of the above.

The site is located on an unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20mph due to the geometry of the road. Welsh Government guidelines recommend visibility splays measuring 2.0 x 25m in both directions.

It is feasible to provide the required splay in a southerly direction across the front of Kenningdale. However, visibility to the north is restricted to approximately 6m by the boundary hedge of the neighbouring property Ty Clarke.

I recommend that the application is refused for the following reason:

REASON

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


Service Manager Environment