

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0406	Your Ref:	P/2019/0406
Date:	21 June 2019		

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

Location: O. S Grid Ref: 2899 4561 Land adjacent to Ashgrove, off Pant Hill, Penycae
Development: Erection of 4 bed detached dwelling with associated detached garage

I refer to your consultation dated 31 May 2019 in respect of the above.

The site is located on an unadopted road within a 20 mph speed limit. Visibility at the junction of the unadopted road onto Pant Hill is well below standards in a south westerly direction.

The road is very badly potholed and rutted for its entire length from its junction with Pant Hill up to the access at the site boundary.

The road is narrow and does not permit the simultaneous passage of vehicles.

I therefore recommend that the application is refused for the following reasons:

REASONS

- There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.
- The site is approached by means of a narrow unmade road, which is considered substandard in width and condition to act as a means of access to further residential development.



 Service Manager Environment