

Susan Davies

From: Sharon Holman
Sent: 25 June 2019 09:47
To: planning_admin
Subject: FW: P/2019/0406 Erection of dwelling in garden area of Ash Grove, Pant Hill, Penycae

Civ – highway resp

From: Peter Douthwaite
Sent: 25 June 2019 09:39
To: Dafydd Edwards
Cc: Sharon Holman
Subject: RE: P/2019/0406 Erection of dwelling in garden area of Ash Grove, Pant Hill, Penycae

Dafydd

I've been back to site to check it over again.

I'm not sure that you can see very much looking through the railings but even if we accepted that you could, the visibility is still well below standard - a 25% shortfall on a 25m splay.

I think the Welsh government consider any more than 5% to be a material increase.

My original recommendation for refusal therefore still remains valid.

Regards
Pete

From: Dafydd Edwards [<mailto:dafydd@blueprintarchitectural.com>]
Sent: 19 June 2019 09:14
To: Peter Douthwaite
Cc: Sharon Holman
Subject: P/2019/0406 Erection of dwelling in garden area of Ash Grove, Pant Hill, Penycae

Morning Pete,

I have popped out to the above mentioned site to survey the access and visibility splays.

Please find attached the drawing I have prepared which illustrates a visibility splay of 19.08m when looking through the railings 500mm into the highway. According to manual for street this visibility splay at 20mph is stipulated at 25m.

Although the access is substandard during the survey it was clear the access was used by more than 4 properties originally anticipated.
The proposed new property would see an increase of just 7.14%.

Levels also illustrate the height of the walkway in terms of the sightline provided on the Elevation of the Access Point.

I therefore have belief your objection can be removed in terms of visibility and usage of the access.

I look forward to hearing from you.

Kind regards

Dafydd Edwards ACIOB

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