

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0832	Your Ref:	P/2018/0832
Date:	12 February 2019		

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

Location: O. S Grid Ref: 2340 3819 Land to the rear of Smithy Cottage and Seion Chapel, Penybryn Hill, Pontfadog

Development: Residential development (6 no. affordable houses) and new access

I refer to the revised consultation dated 11 January 2019 in respect of the above.

The proposed development site is located on a classified highway subject to a 20mph speed limit. The road is generally narrow and does not permit the simultaneous passage of vehicles. Some provision is made for pedestrians although the footway is below 1m wide.

A speed survey undertaken at the site revealed traffic speeds of 17mph from the south and 16 mph from the north for which, once adjusted for wet weather conditions, Welsh government guidelines recommends visibility splays measuring 17m and 16m respectively. The submitted plans show that these splays are achievable, either within the highway or in land under the applicant's control.

The plans demonstrate an intention to increase the road width across the full site frontage by setting the boundary wall back 1m. The proposed access road into the site is 5m wide which is acceptable. Adequate width is provided within the site to enable vehicles to manoeuvre into and out of the parking spaces.

A preliminary enquiry at this site proposed the erection of 4 dwellings which it was considered could be tolerated given the very low traffic that such a scheme would generate; it is likely that only 4 additional cars would be generated on the road during peak hour periods.

Whilst it is accepted that the current proposals for 6 dwellings will not generate a significant amount of additional traffic, I am mindful of that the road is below current design standards in terms of width and pedestrian provision and would recommend that no more than 4 dwellings are permitted on the site.


Service Manager Environment