

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0503	Your Ref:	P/2017/0503
Date:	27 June 2017		

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

Location: O. S Grid Ref: 2779 4326 2 Vale Prospect, Chapel Street, Acrefair

Development: Change of use of land to the rear of 2 Vale Prospect from D2 (amenity land for social club) to C3 (residential), construction of new vehicular access of Bethania Road and driveway

I refer to your consultation dated 22 June 2017 in respect of the above.

The site is located on an unclassified highway subject to a 30mph speed limit for which Welsh Government guidelines recommend visibility splays measuring 2.0 x 43m in both directions. Bethania Road can become fairly busy with vehicles and pedestrians using the route particularly in the peak hours; it is considered essential that adequate visibility is achievable and is also maintainable in perpetuity.

Given the restricted width of the proposed site frontage, it is unclear whether these splays can be achieved. Do they have control over the maintenance of trees / shrubs to the east of the access? Does the existing telegraph pole and neighbouring garden fence impact on visibility to the west?

Please ask the applicant to demonstrate on a plan how the recommended visibility splays can be achieved from the proposed access.

From visiting the site it appears that there is a quite significant amount of earth / trees to be removed to construct this access; the ground appears significantly higher than road level. That being the case the applicant will need to consider how they intend to retain the land to the immediate east of the proposed access. A plan should be submitted to demonstrate that this will not have any adverse impact on the highway.

In its current format I would recommend the application is refused due to the lack of supporting information. If the applicant is able to demonstrate that adequate visibility is achievable and that the proposed construction of the access can ensure the stability of the earth bank then I may be able to reconsider by response.


Service Manager Environment