

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0302	Your Ref:	P/2017/0302
Date:	2 May 2017		

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

Location: O. S Grid Ref: 2697 5332 Land south east of Twenty Houses, Brymbo Road, Bwlchgwyn

Development: Outline application to erect 1 no. dwelling (all matters reserved)

I refer to your consultation dated 18 April 2017 in respect of the above.

The site is located on a classified highway. The submitted plan shows visibility of 2.4 x 43m in an easterly direction; this meets with Welsh government recommendations.

To the west, the speed limit changes from 30mph to the national speed limit. However it is estimated that the speed of traffic approaching from the east is far less than the national speed limit.

The submitted plan indicates a splay of 2.4 x 215m which is considered to be well in excess of the required splays and will result in the needless loss of a number of trees /hedges.

In order to establish the 85th percentile speed of traffic the applicant is advised to undertake a speed survey for vehicles approaching the site from the easterly direction.

The submitted plan demonstrates that there is adequate parking and turning facility available within the site.

Whilst I do not object to the proposed development, the visibility splays provided in an easterly direction are well in excess of what is required. I would recommend that the applicant undertakes a speed survey to establish the 85th percentile speed of vehicles approaching the site from the easterly direction in order to reduce the impact the splay will have on the trees /hedges.


Service Manager Environment