

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2017/0233 **Your Ref:** P/2017/0233

Date: 20 April 2017

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

Location: O. S Grid Ref: 3250 3430 Paddock adjoining and South of Bryn Celyn, Garth Trevor Road, Garth
Development: Outline application for residential development (5 detached houses and garages) and new access

I refer to your revised consultation dated 19 April 2017 in respect of the above site.

The development site is located on the Garth Trevor Road, a classified highway subject to a 30mph speed limit for which Welsh Government guidelines recommend a visibility splay of 2.4 x 43m in both directions.

The site was granted planning permission (P/2013/0476) in 2014 for 9 dwellings but this has now lapsed. This application is in outline only with all matters reserved except for access.

The proposed access indicated on the submitted plan appears to be in a different location to that which was approved in 2014.

The plans do not demonstrate that the required visibility splays are achievable from the relocated access. The proximity of the access to the tree may restrict visibility in a southerly direction.

I would suggest that the applicant amends the plan to show the access in the same location as was approved on P/2013/0476 which showed the centre line of the access being approximately 20m from the trunk of the tree

The plan also needs to demonstrate that the access joins the main Garth Trevor Road at a 90 degree angle.

Please ask the applicant to revise the plan accordingly

Peter Donohue

W Service Manager Environment