

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0233	Your Ref:	P/2017/0233
Date:	28 March 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 consultation dated 23 March 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.

Whilst I support the principle of development the applicant will need to demonstrate how they propose to achieve adequate visibility on to the highway.

Peter Dornwa

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