

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well Being
and Development

Our Ref: P/2015/0424

Your Ref: P/2015/0424

Date: 24 November 2015

Town and Country Planning Act 1990

Section 78 Appeal at Former Brynteg Youth Club, Bryn Isa Road, Brynteg

I am satisfied with the original response made to this application and wish to inform you that I have no further comments to add.

A copy of that response is attached for your information.

Peter Worthwaite

pw

Service Manager Environment

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0424	Your Ref:	P/2015/0424
Date:	3 July 2015		

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

Location: O. S Grid Ref: 3080 5240 Former Brynteg Youth Club, Bryn Isa Road, Brynteg

Development: Outline application for erection of 2 no. dwellings (3 bedroom) and associated garages, parking and access and resurfacing works to Brynisa Road. All detailed matters except access and layout reserved for further approval.

I refer to your consultation dated 18 June 2015 in respect of the above.

The site is located on an unadopted road within a 30 mph speed limit. The road is very badly potholed and rutted for its entire length from its junction with Victoria Road down to the development site.

The road is narrow and does not permit the simultaneous passage of vehicles.

The applicant has proposed to resurface the unadopted road and this would certainly be beneficial to some of the residents.

However visibility at the junction with Victoria Road is well below Welsh Government guidelines for a 30 mph speed limit; it is only possible to see approximately 2.4 x 5m in both directions due the boundary walls of the adjoining properties obscuring visibility.

I therefore recommend that the application is refused for the following reasons:

REASONS

The site is approached from Victoria Road by means of a narrow unmade road, which is considered substandard in width and junction layout to act as a means of access to further residential development

There is restricted visibility at the existing junction of Victoria Road and Bryn Isa road and increased use would increase the likelihood of danger to road users

Service Manager Environment