

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0678	Your Ref:	P/2015/0678
Date:	20 October 2015		

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

Location: O. S Grid Ref: 3240 5300 Glanaber House, Rhosrobin
Development: Construction of new vehicular access.

I refer to your consultation dated 15 September 2015 concerning the above.

The site is located on a classified highway subject only to a 30 mph speed limit for which Welsh government guidelines recommend visibility splays measuring 2.4 x 43m in both directions.

Visibility at the proposed access is well below standard in both directions. To the east visibility is obscured by the boundary hedge of the neighbouring property. To the west visibility can only be achieved over third party land.

It is current council policy that any new access on to a classified highway should provide off road turning facility within the curtilage of the site. It does not appear possible to provide a turning facility at the development site.

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

REASONS

- It appears impracticable within the curtilage of the site to construct an access with Pen y Graig Road which would provide sufficient visibility for vehicles emerging from the site
- The dimensions of the site appear to be insufficient to accommodate feasible turning facilities within the curtilage of the site


Service Manager Environment