

# MEMORANDUM



**From:** Network and Infrastructure Manager

**To:** Chief Planning Officer

**Our Ref:** PD/P/2012/0595

**Your Ref:** P/2012/0595

**Date:** 11 September 2012

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**TOWN AND COUNTRY PLANNING ACT 1990.**

**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.**

**Location:** O. S Grid Ref: 2880 4500 6 Afoneitha Road, Penycae

**Development:** Demolition of rear extension and front porch, erection of single storey rear extension and rebuild front porch. New vehicular access with drop kerb.

I refer to your consultation dated 24 August 2012 in respect of the above.

The site is located on a classified highway subject to a 30 mph speed limit for which Welsh Government recommends visibility splays of 2.4 x 43m in both directions.

Visibility at the proposed new access into 6 Afoneitha Road is substandard.

To the south there is a line of conifer trees growing in the garden of No. 5 which reduces visibility to approximately 2.4 x 10m.

To the north visibility is restricted to 2.4 x 10m due to the boundary wall and fence fronting Copperas Church.

It is current Council policy that any new access on to a classified highway provides parking and turning facilities. There is no space at the front of the dwelling to provide adequate turning facilities.

I therefore recommend the application is REFUSED for the following reasons:

- It appears impracticable within the curtilage of the site to construct an access with Afoneitha 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

*Peter Downes*  
Network and Infrastructure Manager