

MEMORANDUM



From: Network and Infrastructure Manager To: Chief Planning Officer

Our Ref: PD/2012/0423

Your Ref: P/2012/0423

Date: 09 August 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3279 3452 6 Chapel Street, Penycae

Development: Construction of new vehicular access to provide off street parking and improved site access.

I refer to your consultation dated 19 June 2012 in respect of the above.

The site is located on a classified highway subject to a 30mph speed limit although vehicular speed is considered to be no more than 25mph due to the geometry of the road. The site does not appear to have any existing parking facility.

The proposed access does not appear to be able to provide adequate visibility within land under its control. Whilst the reduction of the western boundary wall is achievable and will permit a visibility splay of 2.4 x 33m to be created, visibility to the east is restricted by both the neighbouring property no.5 and the garden area alongside no.5 which I presume to be under third party ownership.

There is a footway adjacent to the site giving pedestrian access to the west and south. The footway terminates immediately adjacent to the site. Pedestrians at this point must therefore walk onto the highway. This boundary wall belonging to no. 6 restricts visibility for and of these pedestrians stepping into the highway. A reduction in the height of the wall would certainly benefit pedestrian safety in the vicinity.

There is a shortfall in off street parking provision in the area around the site. There is an area west of the site which effectively forms a layby in which cars park face in. When reversing out of this layby the height of the boundary wall at no. 6 reduces visibility along Chapel Street and a reduction in the height of the wall may aid visibility for these parked vehicles.

It is acknowledged that the proposal may provide some benefit in terms of visibility for pedestrians and parked vehicles in the vicinity of the site. However there is nothing within the application to show that the applicant has any control of the land required for visibility to the east. I therefore recommend that the application is refused for the following reason.

REASON

It appears impracticable within the curtilage of the site to construct an access with the Chapel Street which would provide sufficient visibility for vehicles emerging from the site.

p.p. Peter McManis
Network and Infrastructure Manager