

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2012/0478

Your Ref: P/2012/0478

Date: 07 August 2012

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

Location: O. S Grid Ref: 3291 3538 28 Pen y Graig Road, Brymbo
Development: Lowering of kerb for driveway access

I refer to your consultation dated 3 July 2012 in respect of the above.

The site is located on a classified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 25 mph; for which Welsh Government guidelines recommends visibility splays measuring 2.4 x 33m in both directions.

Visibility from the proposed access is limited to 2.4 x 6m in a southerly direction and 2.4 x 20 in a northerly direction.

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

Peter do Anwaite

P.P Network and Infrastructure Manager