

MEMORANDUM



From: Network and Infrastructure Manager **To:** Chief Planning Officer

Our Ref: PD/P/2012/0441

Your Ref: P/2012/0441

Date: 31 July 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3302 3530 The Retreat, off Long Lane, Pentre Broughton

Development: Change of use of single pitch traveller site to four pitch traveller site

I refer to your consultation dated 22 June 2012 in respect of the above.

The development is situated off an unadopted road that is very poorly maintained.

Visibility from the unadopted road onto Long Lane is well below Welsh Government recommendations.

Long Lane is itself below current design standards, from its junction with the unadopted road in a northerly direction to its junction with B5433 Station Road. The road is narrow, provides few passing places, there is no footway provision and forward visibility is restricted. It is considered to be unsuitable to cater for any increased traffic generation.

I would recommend the application be REFUSED for the following reasons:

REASONS

1. There is restricted visibility at the existing access on to Long Lane and increased use would increase the likelihood of danger to road users.
2. The site is approached from the classified highway by means of an unmade track that is considered substandard in construction and junction layout to serve as means of access to further development.
3. The traffic generated by the proposed development would result in an increase in the use of the northern section of Long Lane with consequent increase in danger to road users.

Peter Dornwaite

P.P Network and Infrastructure Manager