

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2012/0171

Your Ref: P/2012/0171

Date: 30 March 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2600 5280 Plas Gwyn, Old Road, Bwlchgwyn

Development: Erection of garage block with first floor games room and alterations to vehicles access.

I refer to your consultation dated 8 March 2012 in respect of the above.

The proposed access is on a classified highway subject only to the national speed limit for which Welsh Government guidelines recommend visibility splays measuring 2.4 x 215m.

Visibility at the existing shared access is seriously substandard; to the west it is restricted to approximately 2.4 x 35m to the centre line and to the east 2.4 x 10m to the nearside edge.

It does not appear possible to create a new access into the site that would provide visibility concurrent with Welsh Government guidelines.

Visibility is restricted to approximately 2.4 x 10m in both directions. Any visibility splay would cross 3rd party land and would require the removal of existing hedges and trees from the front boundary of neighbouring properties to both the east and west.

If it is possible to make agreement with both the neighbouring properties to remove obstructions to visibility in perpetuity, then the proposed access would improve visibility out of the existing access whilst providing a safer access at the proposed.

In that instance, despite neither access being to standard, there may be some scope to support the creation of a new access given the overall improvements to visibility.

Given that visibility at the proposed access is well below standard I recommend that the application is refused for the following reasons:

REASON

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

Peter Douthwaite

P.P. Network and Infrastructure Manager