

MEMORANDUM



From: Service Manager, Environment

To: Chief Planning Officer

Our Ref: PD/2012/0044

Your Ref: PF/P/2012/0044

Date: 17 February 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2810 4200 66 Coronation Street, Cefn Mawr

Development: Creation of new access and erection of two wooden entrance gates (in retrospect).

I refer to your consultation dated 20 January 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 guidelines recommend visibility splays of 2.4 x 43m. Whilst it is possible to achieve adequate visibility to the west, it is not possible to achieve these splays to the east using land under the applicants control. The required splay crosses third party land belonging to 12 & 13 Kenfig Place; the hedge at 13 Kenfig Place restricts visibility from the proposed access to approximately 20m.

Given that this road will be one of the main routes into the new Tesco development it is considered that visibility must be provided in accordance with Welsh Government recommendations.

It is current council policy that any access on to a classified highway provides adequate off road turning facility. Whilst there appears to be room to provide this there is nothing on the plan to suggest that the applicant intends to construct a turning area.

The proposed gates are within 3m of the highway and are not considered suitable. Vehicles wishing to enter the site would be forced to wait on the carriageway whilst the gates were opened; this is unsatisfactory particularly as the road will become far more heavily trafficked when Tesco opens.

Whilst it is accepted that parking is an issue in the locality, there is an existing access into the site off Coronation Street which would appear to provide a better access to park the mobile catering van; although a drop crossing would need to be provided if this access is to be utilised.

I therefore recommend that the application is refused for the following reasons:-

1. It appears impracticable within the curtilage of the site to construct an access with Plas Kynaston Lane which would provide sufficient visibility for vehicles emerging from the site.
2. The proposed development does not make adequate provision for the parking and turning of vehicles clear of the public highway.
3. The access gates are situated less than 5m from the carriageway edge.

Peter D. Thwait

P.P. Service Manager, Environment