

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0062

Your Ref: P/2010/0062

Date: 23 February 2010

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

Location: O. S Grid Ref: 2830 4180 Land at Station House, Newbridge Road, Newbridge

Development: Erection of two storey dwelling.

The site has an existing access on to a classified highway subject to a 30 mph speed limit for which the Welsh Assembly Guidelines TAN 18 recommends the provision of visibility splays measuring 2.4 x 56m.

Visibility at the existing access is substandard in both directions. To the north visibility is achievable by creating a level access in to the site and removing vegetation from the sightlines.

To the south visibility is currently restricted to approximately 2.4 x 6m in land under the applicants control. Adequate visibility can only be achieved by looking overlooking land in the third party ownership of two separate bodies. The applicant will need to seek agreement with the owners of both of the areas of land affected to ensure that they have control in perpetuity over the land required for visibility. The applicant was informed of this requirement in June 2009 but there is nothing within this application to prove that this is achievable.

Whilst it appears that adequate parking provision is proposed, it does not appear possible for all the cars parked at the existing dwelling to turn in the area provided. I would suggest the area is extended by 4.8m to act as a parking bay for the third vehicle.

The access has been designed to cater for the simultaneous passage of two vehicles whilst ensuring that vehicles approach the access at 90 degrees.

However to enable a proper assessment of the proposal, a cross sectional drawing should be submitted to show the raised levels of the site access and the driveway alongside the new dwelling.

I recommend that the application be **REFUSED** for the following reasons:

- There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.

- The proposed development does not make adequate provision for the parking and turning of vehicles clear of the public highway.

Note

If the applicant were to submit the following detail I may be able to reconsider my response

- A cross sectional plan of the site at the access showing proposed levels of the raised access and the levels of the driveway parking provision for the proposed dwelling.
- The turning area for the existing dwelling should be extended by 4.8m to permit parking and turning for the third vehicle.
- Please provide confirmation that it is possible that the land required for visibility can be secured by legal agreement in perpetuity.



For Operational Manager Traffic & Transportation

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