

Land at Dan y Graig, Outline application for 3. No Dwellings – All matters reserved

Statement on the site Access / Egress.

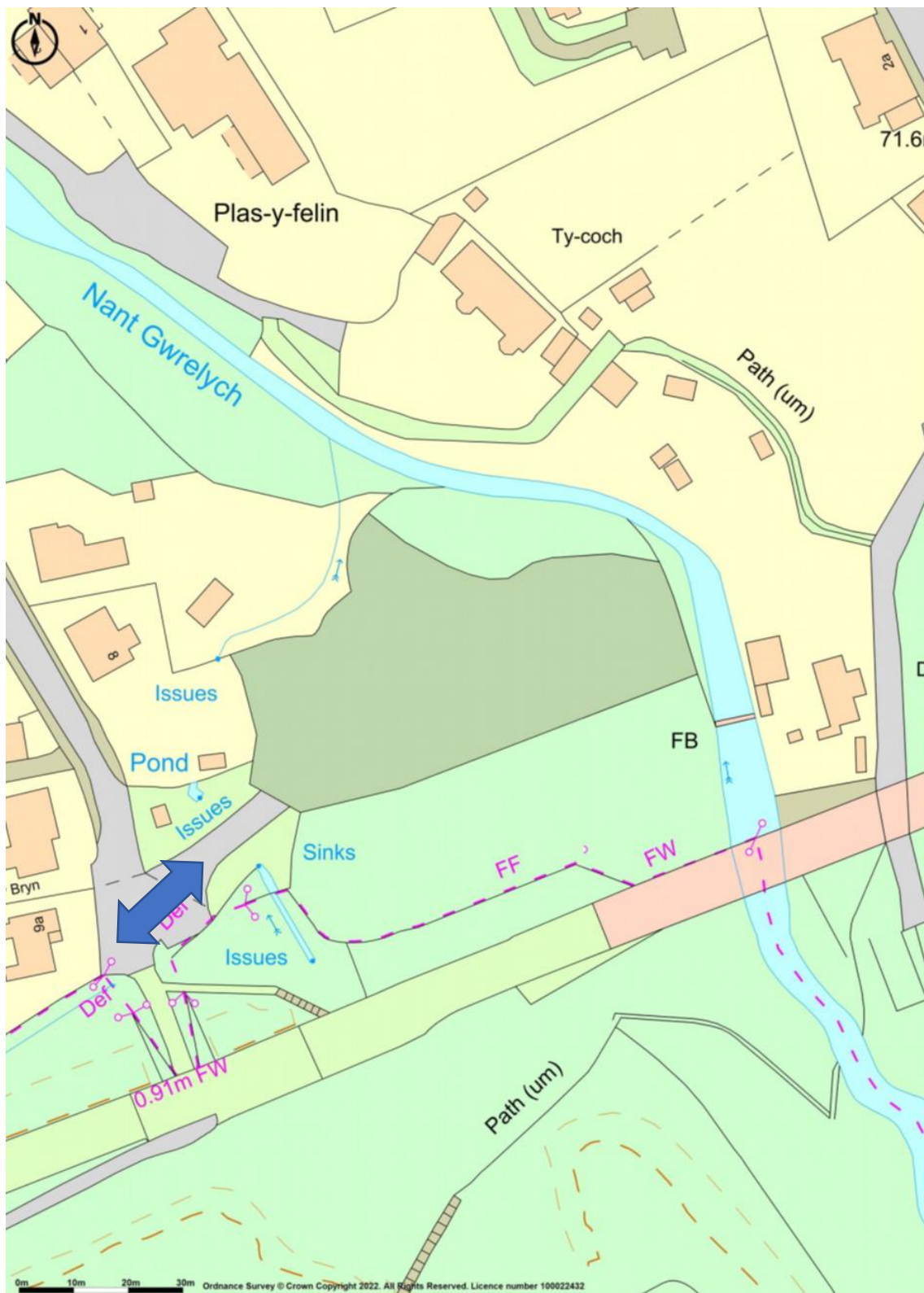
- 1.0 As stated previously, the plot is sited at the southern, tail, end of Glan Gwrelych on a relatively unused and straight road offering good visibility for vehicle and pedestrian traffic in both directions. During my site visit no vehicles were observed travelling south (beyond the access to the site) however 2 separate pedestrians were viewed, with one clearly walking their dog on the track heading to the south beyond the viaduct.
- 2.0 The site junction with Glan Gwrelych has been widened over the years when historically heavy goods vehicles used the area to turn (and park within the hard surfaced area of the site). NPTCB Council approached the owner (Mr Williams) some years ago requesting that they may use this access to turn their refuse vehicles with Mr Williams confirming he was happy for them to do so. Note that at this access point to Glan Gwrelych the road widens significantly. Please see attached photographs showing the access.
- 3.0 There are no obstructions at this junction to obscure on coming traffic or pedestrians. There is very little traffic flow past this junction, as the road provided access only to a few isolated farms that lie to the south of the viaduct.
- 4.0 The design of the development will include driveways and the potential for integrated garages, both will minimise the need for parking on the private access road within the site.
- 5.0 It is anticipated the driveway to the homes will be private drive and provide access for the 3 homes only and no public access. The right of way for access has been registered as Prescriptive Easement in association with the land to the east. The easement was secured via ST4 application by TLJ Solicitors on behalf of the applicant having used the access for many consecutive years (see plan 2, attached, for further detail).
- 6.0 Note that no access is provided over Nant Gwrelych as part of this application.
- 7.0 As required by NPTCBC, the attached plan shows the point of access (blue arrow) and egress to the site (as per existing).
- 8.0 The images show the scale of the existing access. The mouth of the access measures just under 12m wide allowing a wide access and egress in to the access drive to the 3 dwellings. The nature of the road that serves the access (Glan Gwrelych) is such that cars moderate their speed. It is noted the previous permission (ref 2009/00417) placed a condition (see below in italics) on the development to allow satisfactory access and it is anticipated a similar condition may be attached to any future permission:

Condition 10 - 'The shared drive shall be a minimum width of 4.5m and provided with a turning facility and hard surfaced in concrete, block paving or tarmacadam to a maximum gradient of 1 in 12 in accordance with a scheme to be submitted to the local Authority as part of the first reserve matters'

Reason Highways and pedestrian safety

- 9.0 Should further information or details with regard to the access arrangements be required at this stage please do not hesitate to contact me. Note ALL matters for this outline application

are reserved, therefore full details of access including footway, driveways, junction details and visibility splays will be provided at Reserved Matters stage.



Plan 1 - showing Access and Egress to/from site, indicated by blue arrow (as per existing).



Plan 2 - showing access and ownership (Right of way over mouth of access)



Photo 1 – Looking East: Taken from Glan Gwrelych towards the site, clearly showing the wide access mouth. Current access gate on to the site is visible beyond the parked car



Photo 2 – at the current wide access gate in to the site.