**Cyngor Cymuned Dinas Powys Community Council**

Council Office

Parish Hall

2 Britway Road

Dinas Powys

CF64 4AF

9 August 2017

Dear Mr Butler

**Land off Cardiff Road/Cross Common Road**

# Planning Application: 2017/00746/RES

Dinas Powys Community Council **OBJECTS** to the planning application for the development of land at Cardiff Road / Cross Common Road for housing as it currently stands for the following reasons:-

Additional traffic generated:

1. The Cross Common Road / Cardiff Road junction is inadequate. The poor vision splay from the Barry direction is unsatisfactory.
2. The Murch Road / Cardiff Road / Millbrook Road junction will need improvement to cope with additional traffic. We refer to the adopted LDP which indicates that this junction will be at or over capacity as a result of the LDP.
3. The Pen-y-Turnpike Road / Leckwith Road junction will need improvement to cope with additional traffic. We refer to the adopted LDP which indicates that this junction will be at or over capacity as a result of the LDP.
4. The Merry Harrier junction is already at capacity. We refer to the adopted LDP which indicates that this junction will be at or over capacity as a result of the LDP.
5. This proposal is premature. No further substantial development should proceed until the Dinas Powys By Pass is constructed due to the inadequate nature of the A4055 and local roads

We are also concerned that this development will provide additional undue pressure on parking in an area where there are already significant problems since the development of the new junction. The provision of access into the housing development from Cross Common Road will further reduce the amount of parking available to residents and generate further problems for coaches and large vehicles accessing the facilities at Hebron Hall.

We request that:

1. Additional parking provision is provided to compensate for the loss of on road parking for properties on Cross Common Road;
2. Access for larger vehicles to Hebron Hall will be improved / not compromised

If the application is approved, we also request that the following comments are taken into account:

1. Danger of flooding – the area is too close to the flood plain. There is only room for 40% of runoff water from the proposed development;
2. Housing is too close the A4055 with its huge queues of traffic at peak times resulting in a build-up of toxic gases
3. See figures of November 2014 traffic count
4. Cross Common Road, Longmeadow Drive and Plas Essyllt are too narrow to take the extra traffic that this development would generate.

Regards

Bogda Smreczak

Clerk to Dinas Powys Community Council