

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0234 **Your Ref:** MRJ/P/2021/0234
Date: 16th March 2021

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

Location: O. S Grid Ref: 446 412 Glebe House, Horsemans Green, Whitchurch, Wrexham.
Development: Outline application (All Matters Reserved) for up to 4 dwellings.

I refer to your consultation dated 11/03/2021 in respect of the above.

Although all matters are reserved I comment as follows:-

The development site is located off Horsemans Green Road which is a classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Based on speeds of 25mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing unadopted access is inadequate providing splays of approximately 2.4 x 7m in both directions measured to the nearside edge. Visibility is restricted in both directions in that the required splays would cut across 3rd party land.

Access to the development site is via an unadopted track to the west of Croft House. This access is typically 4.6m wide, unsurfaced and reduces in width to around 2.6m wide at approximately 50m beyond the adopted highway. This lane already appears to serve at least 3 no. dwellings and Glebe Farm and is considered unsuitable to serve any additional residential development.

In conclusion, it would not appear possible to provide a suitable means of access onto the classified road to serve any additional residential development at this site.



Chief Officer, Environment & Technical