

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ



Eversley House
Pen Y Palmant Road
Minera
Wrexham
LL11 3YW

For the attention of Miz Anne-Marie Shiver

29th January, 2013

Dear Miz Shiver,

Eversley House Planning Appeal APP/H6955/A/12/2190150

With reference to my telephone call this morning, please find enclosed copy of decision by Wrexham County Borough Council Highways Manager.

May I please draw your attention to the second paragraph which I have highlighted. We have applied for planning for 3 dwellings on the proposed development whereas the inference could be made that we have applied for planning for 4 dwellings.

Yours sincerely,

Mrs. V. Johnson

Enc.

OBSERVATIONS:

Whilst I consider the site capable of some level of residential development in terms of layout, there does not appear to be an appropriate vehicular access to the site in order to provide the required on site parking.

Although the application is in outline, it has been indicated that the existing access to Eversley House will be utilised to serve the proposed development. The existing access is restricted in width and forward visibility and would not be adequate to serve 4 dwellings. The access would not allow for the simultaneous passage of two vehicles which could potentially lead to vehicles being forced to wait on the highway, causing an obstruction to the free flow of traffic on the bend in the road.

Although the access point could be widened to accommodate the simultaneous passage of 2 vehicles it would not be appropriate to create such an access on to the carriageway which is narrow and poorly aligned, and is currently without pedestrian provision. The increase in intensity of use of this access point is not acceptable as it would have a significant impact upon highway safety for all road users.

Further, the widening of the road would result in the loss of a category A tree which is shown to be retained on the tree protection plan.

RECOMMENDATION SUMMARY

Recommend Refusal	Summary of Reasons	LM(s) Notified of Delegated refusal? (Include any response)
x	Highway safety, Loss of Cat A Tree	Councillor Kelly agrees to a delegated determination for refusal of permission.(23/10/2012)

Please complete Green Register Sheet with conditions/ reasons and any special instructions.