

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0234 **Your Ref:** MRJ/P/2021/0234
Date: 24th June 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 / email dated 21/06/2021 including submitted Highways Statement in respect of the above.

In respect of the submitted Highways Statement, I comment as follows:-

My original response only includes fairly general comments as the application is – All Matters Reserved.

Visibility from the existing access is very poor and I assume that the applicant has no control over the land either side of the access to address the issue. My professional judgment is that the visibility is severely sub-standard and does not comply with Manual for Streets guidance.

The suggested vehicle movements generated by the farm and associated activities are obviously seasonal and are not directly comparable to the potential movements that 4 additional dwellings could generate. Given the remote nature of the site in respect of shops, surgeries, employment, schools etc, it is likely that a dwelling in this location could generate around 8 – 10 movements per day. The proposed development could therefore potentially generate around 32 – 40 additional vehicle movements per day served by a sub-standard access.



Chief Officer, Environment & Technical