Highway Comments (07/01/2026)

Planning Application No	**25/01764/OUT**
Site Location	Land At Greenlands Tattenhall Chester

Planning Application	**Outline**
	If REM, is access a matter to be considered (Yes/No)
Has a Transport Assessment/Statement been submitted/reviewed?	**Yes**
Has a Travel Plan been submitted/reviewed?	**No (provide info in notes below)**

Comments

The NPPF states that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

1. **Safe provision for access** **(inc. visibility splays, access to adopted highway, construction access, any mitigation required)**

The site access proposals as shown on drawing 1951/01 Rev A are not acceptable, an explanation is required for the single footway access on only one side of the road. The tracking on drawing 1952/SP/01 Rev A shows a significant over run onto the opposing carriageway lane. The junction layout should be altered to allow for vehicles to enter and exit the site without such significant encroachment on both the entry and the exit.

2. **Off-site impacts on existing network** **(inc. highway safety, residual cumulative impacts on the road network including capacity and congestion, construction impacts, any mitigation required)**

We will comment on the off site impact once the above has been addressed.

3. **Safe movement within the site** **(inc. servicing for emergency services and service providers)**

N/A

4. **Parking provision** **(inc. cars and other vehicles as necessary including cycles)**

N/A

Summary

We Object to this application until such time as proposals for the provision of a safe access has been provided.

Recommendation

Objection until such time as the above points have been suitably addressed.