MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Alan Wells
Our Ref:	ET/DC/PP/P/2024/1625	**Your Ref:**	P/2024/1625
Date:	07/01/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: AMRYWIO AMOD 2 CANIATÂD CYNLLUNIO P/2023/0249 I DIWYGIO CYNLLUNIAU LLAWR A GOLYGON / VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2023/0249 TO AMEND FLOOR PLANS AND ELEVATIONS

LOCATION: DOLWAR, PARK ROAD, COEDPOETH, WREXHAM, LL11 3TD

I refer to your consultation / email dated 29/11/2024 in respect of the above.

General

The proposed development comprises the demolition of an existing 3 bed dwelling and erection of a replacement 3 bed dwelling with modifications to the existing access.

Access

The proposed development site is located on Park Road which is a classified road subject to a 20mph speed limit. Based on typical speeds of 20mph, any proposed / existing access would require visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in both directions.

Current visibility from the existing access is inadequate providing splays of approximately 2.4 x 7m to the north and 2.4 x 15m to the south measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions in that the required splays would need to cut across 3rd party land.

No details of the existing / proposed visibility splays from the existing / proposed access have been provided. **The LHA recommend that the full extent of the existing / proposed splays from the proposed access are indicated on a suitably scaled layout plan.**

The existing access approximately 5.8m wide and is surfaced with hard bound materials. Any proposed gates would need to be located a minimum distance of 5m behind the highway boundary. **The proposed gates indicated on the submitted layout plan (Drg. No. 1424-JPH-XX-00-DR-A-101) are located approximately 2m behind the adjoining highway which is not acceptable.**

The LHA recommend that any gates are setback a minimum distance of 5m behind the adjoining highway (preferably no gates).

The proposed 4m wide access (approximate) is considered acceptable.

Parking & Turning Provision

The existing / proposed dwelling would require a maximum of 3 parking spaces plus turning in accordance with LPGN 16. The submitted layout plan (Drg. No. 1424-JPH-XX-00-DR-A-101) appears to indicate the provision of at least 3 spaces plus turning which is considered acceptable. However, **the LHA recommend the applicant submits a revised layout plan indicating / annotating the proposed parking spaces and turning area.**

In Conclusion

The LHA requests the applicant submits the following additional information:-

- Full extent of the existing / proposed splays indicated on a suitably scaled layout plan.
- Revised layout plan indicating either no gates or gates setback a minimum distance of 5m behind the highway boundary.
- Revised layout plan indicating the provision of 3 parking spaces plus turning.



On behalf of Chief Officer, Environment & Technical

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Appendix

Highways Development Control Standard Advisory Note

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

1. *Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);*
2. *Use of a parking space for a set down/delivery area;*

3. *Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);*
4. *If any lane closure or obstruction of the highway is required for a crane or similar;*
5. *Protection against dust and debris blowing onto the public highway*
6. *Construction traffic parking locally avoiding nuisance to others;*
7. *If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.*
8. *Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.*
9. *A section 278 agreement works agreement is required for more significant alterations to the existing highway*
10. *Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;*
11. *For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:*

    - *No surface water from the applicants site should be allowed to drain onto the public highway,*
    - *The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.*
    - *No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.*

    **The hard paved length and set back if required is subject to the applicants proposed vehicular length*

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.