MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/MZ/P/2025/0070	**Your Ref:**	P/2025/0070
Date:	03/04/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CAIS AMLINELLOL AR GYFER CODI ANNEDD (CADW YMDDANGOSIAD A THIRLUNIO) / OUTLINE APPLICATION FOR ERECTION OF DWELLING (APPEARANCE AND LANDSCAPING RESERVED)

LOCATION: LAND OFF, POPLAR ROAD, PEN-Y-CAE, WREXHAM, LL14 2PY

I refer to your consultation / email dated 05/02/2025 in respect of the above.

It Is the LHA's understanding that the proposals are for outline permission for the erection of a dwelling, the submitted information indicates that the proposed dwelling will have three bedrooms and on this basis can be provided with upto three car parking spaces in relation to the standards set out in LPGN16. It is however noted that as the proposals are outline, the proposals could change and the plans submitted are just indicative. The LHA would therefore recommend that adequate car parking is provided for the size of dwelling proposed, it would be beneficial to ensure that all car parking associated with the dwelling is accommodated within the curtilage to ensure the development does not generate on-street parking in this location on highway safety grounds.

The site is located along Poplar Road, Pen-Y-Cae which is within a 20mph speed limit and therefore requires visibility splays of 2.4m x 25m in either direction. The site is in close proximity to a bend in the road which could reduce visibility but the required visibility splays have been demonstrated on the drawings submitted.

In this location due to the bend in the road the LHA would prefer the provision of a driveway arrangement where there is turning space to ensure vehicles can exit in forward gear like the arrangements for number 9. However, it must be accepted that the arrangements for 8 provide a single dropped kerb for a side driveway which has no available turning space within the site, and arguably this dwelling is located closer to the bend in the road.

The provision of two cycle parking spaces are required for the dwelling and it is considered that there is adequate space within the site for bin storage and cycle parking. Some amendments will be required to the proposed pedestrian path as it is blocked by the proposed parking spaces.

The applicant will require a S184 agreement to provide a dropped kerb at the site frontage. The LHA would also recommend the provision of aco drains on the frontage to ensure that there is no

surface runoff onto the public highway. As the parking spaces are just 5m in depth, no provision of gates should be made as there is inadequate space to accommodate them on private land.

Should the above be complied with there are no objections on highways grounds to the proposals.



On behalf of Chief Officer, Environment & Technical

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.