MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Lauren Rowlinson
Our Ref:	ET/DC/PP/P/2025/0106	**Your Ref:**	P/2025/0106
Date:	04/04/2025		

TOWN AND COUNTRY PLANNING ACT 1990

FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS

3 SPRINGFIELD VILLAS, ABERNANT, ACREFAIR, WREXHAM, LL14 3SN

I refer to your consultation / email dated 04/03/2025 in respect of the above.

Access

The proposed development site is located on a classified road subject to a 20mph speed limit. Based on speeds of 20mph, any existing / proposed access in this location would require visibility splays of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway.

No details of the proposed visibility splays from the proposed access have been provided. **The LHA recommend the applicant provides a suitably scaled plan indicating the full extent of the proposed splays (over land under the applicant's control).**

The applicant already appears to have made an opening in the front boundary wall and is crossing the full height kerbed footway to park on the frontage of the property. If the proposed development is supported, the applicant would need to apply to the Council for s.184 consent to lower the kerb and strengthen the footway at the new access position. **It is assumed that the applicant has not applied for s.184 consent to carry out this work.**

The opening within the front boundary wall along the site frontage is 3.2m wide. The parking area formed is surfaced with loose bound materials. If the proposed development is supported, the proposed driveway would need to be surfaced with hard bound materials for a minimum distance of 5m behind the highway boundary. No gates would be permitted within 5m of the highway boundary.

An Aco drain or similar would be required across the access to intercept any private surface water run-off where a driveway falls toward the highway.

No specific details of the proposed access / driveway layout have been provided**. The LHA recommend that the applicant provides a suitably scaled plan indicating the above details (including annotated dimensions).**

Parking & Turning Provision

Adequate parking provision will be required at the proposed development site. The applicant is proposing a single parking space but does not appear to be providing any turning provision. No specific details of the proposed parking & turning arrangements have been provided**. The LHA recommend that the applicant provides a suitably scaled plan indicating the above details (including annotated dimensions).**

Conclusion

Insufficient information has been provided with this application. The LHA request the following information is provided:-

- Visibility
  The proposed development site is located on a classified road subject to a 20mph speed limit. Based on speeds of 20mph, any existing / proposed access in this location would require visibility splays of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway.

  No details of the proposed visibility splays from the proposed access have been provided. **The LHA recommend the applicant provides a suitably scaled plan indicating the full extent of the proposed splays (over land under the applicant's control).**

- Access / Driveway
  The opening within the front boundary wall along the site frontage is 3.2m wide. The parking area formed is surfaced with loose bound materials. If the proposed development is supported, the proposed driveway would need to be surfaced with hard bound materials for a minimum distance of 5m behind the highway boundary. No gates would be permitted within 5m of the highway boundary.

  An Aco drain or similar would be required across the access to intercept any private surface water run-off where a driveway falls toward the highway.

  No specific details of the proposed access / driveway layout have been provided**. The LHA recommend that the applicant provides a suitably scaled plan indicating the above details (including annotated dimensions).**

- Parking & Turning Provision
  Adequate parking provision will be required at the proposed development site. The applicant is proposing a single parking space but does not appear to be providing any turning provision. No specific details of the proposed parking & turning arrangements have been provided**. The LHA recommend that the applicant provides a suitably scaled plan indicating the above details (including annotated dimensions).**



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.