MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Dafydd Thomas
Our Ref:	ET/DC/PP/P/2025/0167	**Your Ref:**	P/2025/0167
Date:	25/04/2025		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID 18 LLAIN DIM CARAFANAU TEITHIOL AM 18 LLAIN DIM CARAFANAU SEFYDLOG GYDA'R HOLL WAITH CYSYLLTIEDIG / REPLACEMENT OF 18 NO TOURING PITCHES WITH 18 NO STATIC CARAVANS WITH ALL ASSOCIATED WORKS

TROTTING MARE CARAVAN PARK, KNOLTON, OVERTON, WREXHAM, LL13 0LE

I refer to your consultation / email dated 27/02/2025 in respect of the above.

General

The existing caravan park appears to comprise a total of 37 caravan pitches (mixture of static & touring pitches). The proposed development comprises the change of use of 18 existing touring caravan pitches to 18 no. static caravan pitches.

Access

The proposed development site is located on the A528 Ellesmere Road which is a classified, rural road subject to a 50mph speed limit.

Based on speeds of 50mph, any proposed / existing access would require visibility splays of 2.4 x 160m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18. Visibility from the existing access serving the site and caravan park is adequate providing splays in excess of the above requirements.

The existing 4.8m wide access is considered adequate to serve the proposed development site.

The existing internal roads and pitches will remain as they are to include landscaping. The site benefits from large turning areas with a one-way system. The LHA understand that static caravans have been delivered to the site previously with no issues that impact on the adjoining highway.

Parking & Turning Provision

The existing / proposed car park comprises approximately 35 spaces. The LHA understand that the existing caravan park users have their own on-plot parking. Each pitch has allocated parking areas adjacent to the caravan to ensure the whole site is accessible at all times.

The existing internal roads and pitches will remain as they are to include landscaping. The site benefits from large turning areas with a one-way system.

Vehicle Movements

The proposal would be considered beneficial in respect of vehicle movements as vehicle movements associated with the replacement static caravan pitches will be arriving and leaving the site without the need to tow a caravan.

Traffic Management

The LHA assume that any replacement static caravans will be delivered utilising a low loader HGV vehicle or similar. The LHA recommend that any permission includes a condition requiring the submission of a scheme of appropriate signing & guarding (Chapter 8 - Sign Schedule) when deliveries to the site take place. Any proposed signage will need to be Welsh over English. **The LHA recommend the applicant liaises with our Traffic Section on any required signage details**.

The LHA have no objections to the proposed development and recommend any permission include the following condition:-

CONDITION

ZJ41 **GENERAL LAYOUT**
026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@



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.