MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Tyler Fox
Our Ref:	ET/DC/DB/P/2025/0147	**Your Ref:**	P/2025/0147
Date:	28/4/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS
LOCATION: 60 HENBLAS ROAD, RHOSTYLLEN, WREXHAM, LL14 4AB

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

To enable the Local Highway Authority to fully appraise this proposal the applicant should submit an amended scaled plan that shows:

1. If Visibility splays of 2.0m x 25m are available to the nearside kerb to the west, and to the centreline of the road to the east. It is estimated that the set back of the visibility splay in the middle of the driveway would be approximately 300-400mm into the property from the back edge of the pavement, and should be to the middle of the driveway. If this requires the bushes to the west to be trimmed back, and maintained without any obstruction above 1.05m in height, then the permission of the landowner to the west should be provided and shown on a scaled plan, with proof of consent. We believe the landowner to the west to be Wrexham County Borough Council's Assets department, contactable on assets@wrexham.gov.uk. If the splay will not clash or overlap with the boundary, and this can be demonstrated, then there will be no requirement for third party involvement, but we would ask the applicant to ensure the hedging is maintained for their own benefit not overhanging the footpath.

2. Proposed surface material, which should be a hard bound material for the first 5m minimum, thus preventing gravel or similar loose material from spilling onto the highway.

3. Proposed levels, and if the driveway is proposed to be higher than the adopted footpath, then an aco drain or similar should be provided by the applicant to prevent surface water run off onto the public highway.

4. Confirmation that there is no gate, or if there is, it should be set back a minimum of 5m from the rear edge of the highway to prevent obstructing the highway when opening the gate, and avoiding any gates swinging over the highway.

5. Is there facility to turn around within the proposed driveway? This is always advantageous so a motor vehicle can enter and leave in a forward gear. It is acknowledged that provision of parking off road if, access is safe, is an advantage to the LHA and locals.

6. The applicant will have to coordinate with the Wrexham Highways streetworks department to agree an adjustment to the double yellow lines IF required. This would be the applicant's responsibility to arrange directly with the highway authority.

Should the application be successful when the above information is received and approved, we would request the applicant coordinates with WCBC Streetworks available via streetworks@wrexham.gov.uk to arrange the Section 184 driveway permit, and agrees if any action is required for the double yellow lines.

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.