MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/DB/P/2025/0004	**Your Ref:**	P/2025/0004
Date:	21/5/2025		

TOWN AND COUNTRY PLANNING ACT 1990

CREATION OF ADDITIONAL PARKING AREA

PATS COACHES, SOUTHSEA ROAD, SOUTHSEA, WREXHAM, LL11 6PP

I refer to your consultation / email dated 12/05/2025 in respect of the above.

Prior to being able to support this proposal fully from a highways authority perspective the LHA ask the following additional detailing be provided on the proposed site plan:

1. Internal segregated pedestrian access should be provided around the site.
2. Turning heads for the maximum sized vehicle to demonstrate that all vehicles can enter and leave in a forward gear.
3. Reference should be made to coordinating with WCBC roadwords team to improve the entrance cross over or path apron. The crossover construction should be reinforced and resurfaced by the applicant as a cross over or access capable of withstanding the friction and loading related to turning coaches. This can be agreed with a S184 application with highwayroadworks@wrexham.gov.uk. Can this work be secured by an appropriately worded condition to be carried out within say 1 year?

Regarding traffic generation and geometry of the access, the LHA note that the capacity has already increased, and that this application does not facilitate further expansion. This was noted in the LHA response to P/2023/0586. The LHA have no objection to this proposal in terms of traffic flow and access, as the business is already operating at the level of business requiring the extended parking area.

Summary:
On receipt of pedestrian segregation, demonstration of coach turning heads, and commitment to improve the crossover to facilitate HGV traffic, then the LHA can provide a final response.

Once received, the applicant is reminded that any works on or immediately adjacent to the highway should be coordinated with the Highway Roadworks team, and guidance notes on the permits required are appended below.



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.