MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/DB/P/2025/0098	**Your Ref:**	P/2025/0098
Date:	23/05/2025		

TOWN AND COUNTRY PLANNING ACT 1990

CADW 1 GARAFÁN DROS DRO YN YSTOD DATBLYGIAD ANNEDD SENGL / TEMPORARY RETENTION OF 1 NO CARAVAN DURING DEVELOPMENT OF SINGLE DWELLING

LAND ADJACENT TO 1, BEECH AVENUE, RHOSLLANERCHRUGOG, WREXHAM, LL14 1AA

I refer to your consultation / email dated 12/02/2025 in respect of the above.

The LHA have no concerns regarding the temporary use of the caravan during construction of the single plot as approved (P/2021/0727), but would request that the standard highway requirements are observed, namely:

1. The driveway is paved using hard bound materials (tarmac, concrete, block paving or similar). This avoids gravel spilling onto the public highway that with vehicular traffic grinding it into the tarmac, can damage the road. We have taken a condition survey of the road, and when construction is complete propose to reinspect, and agree the extent of remedial work and tying in (after service trenches and construction traffic has eased off, and any driveway edging kerbs are being installed)
2. If the levels are flat or falling towards the highway, an aco drain or similar should be installed to prevent private surface water run off on the public highway.
3. No gates should be installed for a distance of 5m into the plot, to prevent vehicles obstructing the highway.

The applicant is requested to contact the highway roadworks team to agree permits for any work on or immediately adjacent to te public highway, and enclose our standard guidance notes below, including the contact email.



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.