MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Tyler Fox
Our Ref:	ET/DC/DB/P/2025/0147 Res2	**Your Ref:**	P/2025/0147
Date:	02/06/2025		

TOWN AND COUNTRY PLANNING ACT 1990

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

Further to the LHA consultation response 28/4/2025 and the applicant's email with photographs received on 02/05/2025, we have reviewed and considered the following:-

1. Contrary to the applicant's email, standard visibility splays for a 20mph highway to the east and west with a 2m set back will clip the neighbouring boundaries, as the footpath is only 1.4m wide to the centre point of the proposed driveway.
2. However, it is acknowledged that there are in excess of 30nr examples up and down Henblas Rd where there are existing driveways in place where one or more visibility splays clearly over sail neighbouring properties, without any formal S106 agreement in place. The LHA are unaware of there being any incidents recorded as a consequence of this shortfall.
3. Furthermore, the traffic calming in the form of a speed hump and priority island creates a reduction in average speeds of vehicles passing 60 Henblas Rd. In the absence of any formal speed survey, the LHA would accept that the 85th percentile speed may be in the region of 15mph, thereby justifying a reduction below the 25m length splay typical of a 20mph classified road.
4. A 2m x 2m visibility splay for pedestrians is normally required, taken from the centreline of the driveway and this is available.

Conclusion
Given the reduced speed, as a consequence of the calming, the ability to turn within the property, and frequency of existing properties with driveways similar locally with a 1.4m width footpath, on balance, the LHA are prepared to accept this proposal subject to:

1. Should the LPA be minded to grant approval, can the provision of a turning head in addition to the parking space(s) be conditioned, as the LHA are only prepared to accept this proposal on the grounds that vehicles will not be reversing out into the reduced width carriageway, and substandard visibility.
2. We do request the applicant takes on board the responsibility to ensure that hedging either side of the entrance is maintained at a height below 1.05m below pavement level. This is for the applicant's own benefit and safety.

Should the application be successful the applicant should coordinate with WCBC Streetworks available via highwayroadworks@wrexham.gov.uk to arrange the Section 184 driveway permit, as per the guidance note appended to this response.



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.