MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Tyler Fox
Our Ref:	ET/DC/DB/P/2025/0366	**Your Ref:**	P/2025/0366
Date:	06/06/2025		

TOWN AND COUNTRY PLANNING ACT 1990

CODI TŶ HAF MEWN ARDAL GADWRAETH A SAFLE TREFTADAETH Y BYD / ERECTION OF SUMMER HOUSE IN CONSERVATION AREA AND WORLD HERITAGE SITE

CHAIN BANK, CASTLE ROAD, CHIRK, WREXHAM, LL14 5BS

I refer to your consultation / email dated 01/05/2025 in respect of the above.

This application relates to the construction of a summerhouse. The proposed site plan also makes reference to a pedestrian gate onto the footpath linking Castle St to the canal and tunnel.

Can the applicant demonstrate access rights to add the proposed gate and provide consent of the land owner?

The property, Chain Bank is separated by an existing gate access off Castle Road (20mph) and has been appraised on the understanding that the summerhouse will not be used to create additional residential/bedroom accommodation. The driveway remains as existing

There does not appear to be any impact on highway safety.

The LHA request that the applicant does not obstruct access to the public highway or adjacent footpath during construction. Should there be a need to take deliveries and unload from the highway or place a skip on the highway, then the applicant should liaise with WCBC highway roadworks team for the necessary permits. The relevant guidance and contact details are included in the appendix 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.