MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/DB/P/2024/1695	**Your Ref:**	P/2024/1695
Date:	30/06/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ADEILADU LLWYBR TROED/LLWYBR BEICIAU A PHONT / CONSTRUCTION OF FOOTPATH/CYCLEWAY AND BRIDGE
LOCATION: LAND AT NATIONAL TRUST AND SOUTH OF, WREXHAM ROAD, RHOSTYLLEN, WREXHAM, LL14 4DH

We refer to your consultation / email dated 08/04/2025 in respect of the above.

This application refers to provision of the above, linked to the original approval of the development of Wrexham Road, Rhostyllen, which was granted via planning permission on 1st July 2010 (P/2007/0686).

The LHA understand that separate consultation has taken place directly with the council's PROW and Active Travel officers.

In terms of highway safety matters, the LHA have reviewed MD Landscapes Cycleway & Footpath Landscape Zone Proposals plan Sheet 6 of 6 Rev P02 dated 28/08/2024, and comment as follows:

1. There is an existing Public Right of Way and style at the point of proposed new connection with Hafod Rd, a C Class adopted highway lane subject to National Speed limit
2. The proposal includes the removal of the existing timber stile, and installation of a kissing gate set back from the adopted highway. This set back is enough to hold a bike whilst opening a gate, without obstructing the public highway of Hafod Rd.
3. Whilst the existing oak tree adjacent to the entrance restricts visibility to the south, the soft verge creates enough of a setback subject to the hedge being kept trimmed.
4. It is noted that the proposed works are close to an Intermediate Gas mains, so the applicant should seek the necessary guidance from British Gas, or whoever controls the main prior to commencing the works.

The above are observations, and no reason to object to the application. The LHA have no further comment to make regarding the proposal but request the applicant seeks the approval of the PROW officer, Shaun Hanratty via shaun.hanratty@wrexham.gov.uk and Active Travel Lead officer Gwen Thomas via gwen.thomas@wrexham.gov.uk. regarding detailing within the site.



Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

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.