MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Duckworth
Our Ref:	ET/DC/PP/P/2024/1540	**Your Ref:**	P/2024/1540
Date:	15/07/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: OUTLINE APPLICATION FOR ERECTION OF DWELLING (ALL MATTERS RESERVED) (DYMCHWEL ANNEDD BRESENNOL) / OUTLINE APPLICATION FOR ERECTION OF DWELLING (ALL MATTERS RESERVED) (DEMOLITION OF EXISTING DWELLING)

LOCATION: CRISPIN LODGE, MOLD ROAD, STANSTY, WREXHAM, LL11 4YF

I refer to your consultation / email dated 03/07/2025 in respect of the above.

Although the application is “all matters reserved”, the LHA comment as follows:-

Access

The proposed development site is located on Summerhill Road which is a rural, classified road subject to a 60mph speed limit. However, the LHA estimate typical vehicle speeds at being around 40mph given the geometry of the road.

Based on typical speeds of 40mph, any proposed / existing access would require visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the existing / proposed access appears adequate providing splays in excess of 2.4 x 120m in both directions measured to the nearside edge.

Forward visibility for vehicles approaching from the south to vehicles waiting to turn right onto the site appears limited ie/ stopping sight distance of approximately 100m due to the geometry of the road. **The LHA would suggest that the applicant considers re-locating the proposed access to improve forward visibility should this be possible..** However, this is an existing access.

No details of the existing / proposed lateral and forward splays have been provided. **The LHA recommend that this detail (full extent of splays) is indicated on a suitably scaled layout plan.**

The existing / proposed access is approximately 3.4m wide served by an 8.3m wide dropped kerb. The access was previously gated at approximately 4.2m behind the adjoining highway. **The LHA recommend that any gates are setback a minimum distance of 5m behind the adjoining highway (preferably no gates erected).**

The access is part surfaced with hard bound materials. **The LHA recommend that any proposed access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway.**

Parking & Turning Provision

The proposed development will need to provide parking and turning provision in accordance with LPGN 16. The LHA recommend that parking is provided in accordance with maximum LPGN 16 requirements in respect of number of spaces.

No details of the existing / proposed number of bedrooms for the property appear to have been provided. **The LHA recommend this detail is provided.**

Adequate turning provision will need to be provided in accordance with LPGN 16 / LPGN 21 requirements. **The LHA recommend this detail is indicated on a revised layout plan (including annotated dimensions).**

Conclusion

In conclusion, the LHA request further information as follows:-

- **Visibility Splays**
  No details of the existing / proposed lateral and forward splays have been provided. **The LHA recommend that this detail (full extent of splays) is indicated on a suitably scaled layout plan.**

- **Parking & Turning Provision**
  No details of the existing / proposed number of bedrooms for the property appear to have been provided. **The LHA recommend this detail is provided.**

  Adequate turning provision will need to be provided in accordance with LPGN 16 / LPGN 21 requirements. **The LHA recommend this detail is indicated on a revised layout plan (including annotated dimensions).**

Supplementary Notes

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



On behalf of Chief Officer, Environment & Technical