MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/DB/P/2025/0044 Response 2	**Your Ref:**	P/2025/0044
Date:	18/07/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CODI YSGUBOR AT DDIBENION AMAETHYDDOL (STORIO) A NEWID DEFNYDD TIR I GWRTIL PRESWYL I DDARPARU MYNEDIAD CERBYDAU NEWYDD I WASANAETHU'R YSGUBOR A'R ANNEDD / ERECTION OF BARN FOR AGRICULTURAL PURPOSES (STORAGE) AND CHANGE OF USE OF LAND TO RESIDENTIAL CURTILAGE TO PROVIDE REPLACEMENT VEHICULAR ACCESS TO SERVE THE BARN AND DWELLING
LOCATION: HAFRYN, OLD ROAD, BWLCHGWYN, WREXHAM, LL11 5UH

I refer to your consultation / email dated 29/01/2025 in respect of the above and subsequent receipt of updated plan 2446-01 New Access Plan 1 dated July 2025 with refuse vehicle swept path added. This was provided in response to LHA initial Consultation response dated 14/4/2025

The LHA can now support this proposal from a highway perspective given the following:

1. The proposed new access is a significant and welcome improvement to the existing parking space to the front of the dwelling that has also served as the agricultural exit. **This support is conditional on the existing drive and access being removed and physically blocked off, as stated in item 6.7 of the Planning Statement and confirmed prior to frst use of the new access.**
2. The updated plan includes 6m radius kerblines to the entrance, and 5m wide access.
3. The entrance access is to be hard surfaced for the first 5m, to the gate, as requested. **The New Access Plan dated July 2025 includes reference to the hard paved surface, the gate set back 12m, allowing vehicles to pull off the highway to open the gate.**
4. Given the proposed access is located on a section of road with a history of crashes, it is imperative that the applicant coordinates closely with the highway authority to carry out the works with full traffic management and the necessary permits in place. **The contact details are included in the guidance notes below, which also summarise the LHA requirements.**
5. The topography of the land suggests that the proposed driveway will fall away from the highway, meaning that surface water from the site will not fall into the highway. **The amended New Access Plan includes a section through that demonstrates that the level of the drive for the first 10m does not exceed 1:20**

Conclusion:

The amended plan is acceptable and the LHA have no further comments to make.



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.