MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sarah Duckworth
Our Ref:	ET/DC/DB/P/2024/0272	**Your Ref:**	P/2024/0272
Date:	18/07/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ADEILADU 2 ANNEDD / ERECTION OF 2 DWELLINGS
LOCATION: 214 HOLT ROAD, WREXHAM, LL13 9EB

We refer to your consultation / email dated 04/07/2025 in respect of the above.

This application for 2 new dwellings on an existing garden area introduces a new shared driveway accessing the current 20mph A534 Holt Rd. This is one of numerous roads in the county approved to revert to 30mph in both directions.

Therefore, the visibility splays should be amended to 2.4m x 43m in both directions. For private drives, a 2.0m set back can be accepted. It is the applicant's responsibility to ensure the hedging remains cut back to safeguard visibility

The proposed dwellings are 4 bedroomed, therefore the 3nr car park spaces per dwelling are in accordance with the maximum LPG16 requirements for C3 development.

Provision for vehicles to turn within the plot is provided

This proposal is in a sustainable location and is not expected to have a significant impact on traffic generation locally.

Conclusion

If the proposed layout can be amended to include the following, then the LHA will have no further comment to make:

1. Visibility splays 2.4m (or 2.0m) x 43m in both directions should be added, as noted above
2. Hard paved driveway for at least the first 5m
3. If the finished levels for the drive and garden be flat or fall towards the highway, provision for an aco drain preventing any private rainwater entering the highway should be shown
4. Confirmation that there is no gate, or that it will be installed a minimum of 5m set back behind the footpath.
5. There is adequate space for bin collection points without obstructing the highway.
6. Cycle storage in accordance with LPG16 should be added to the drawing and there is adequate space in the gardens for this.



On behalf of the 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.