MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Tyler Fox
Our Ref:	ET/DC/DB/P/2025/0451	**Your Ref:**	P/2025/0451
Date:	23/07/2025		

TOWN AND COUNTRY PLANNING ACT 1990

FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS

50 HEOL OFFA, COEDPOETH, WREXHAM, LL11 3EW

I refer to your consultation / email dated 09/06/2025 in respect of the above.

This application proposes to formalise a driveway, where an area has already been cleared and used informally for parking without drop kerbs or any proper detailing.

The LHA advise as follows:

- Provision of off road parking is generally supported
- Numerous neighbours have existing driveways without issue or concern.
- Heol Offa is subject to a 20mph speed limit, therefore ordinarily 2m x 25m visibility splays in both directions would be required. There is traffic calming in the form of priority give way build outs, which further serve to control speeds. The LHA request the applicant commits to maintaining the hedge row either side to prevent any visible obstruction, subject to planning restrictions on summertime cutting.
- The submitted plan is acceptable as it includes provision of drainage, refers to hard paving and does not show a gate. The drop kerb works should be coordinated with the highway roadworks team, and the appendix below includes contact details for arranging the necessary permits to work in the public highway.

Conclusion

The proposed work is supported as designed by the Local Highway Authority, subject to the applicant:

1. Maintaining hedges in their control to safeguard visibility, and
2. Coordinating with the Highway Roadworks team for permission to work in the highway to construct the crossover.



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.