MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Tyler Fox
Our Ref:	ET/DC/PP/P/2025/0314	**Your Ref:**	P/2025/0314
Date:	31/07/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ADEILADU CLAMP SILWAIR GYDA THO / CONSTRUCTION OF SILAGE CLAMP WITH ROOF

LOCATION: CEFN UCHAF, NANTYR, LLANGOLLEN, LL20 7DF

I refer to your consultation / email dated 11/06/2025 in respect of the above.

General

The proposed development comprises the erection of a silage clamp served by a new access.

Access

The proposed development is located on a narrow, rural, classified road subject to a 60mph speed limit. However, the LHA would estimate typical speeds at being around 20mph given the geometry of the road along this section. Based on typical speeds of 25mph, any proposed / existing access would require visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway. Visibility can be relaxed to the centreline of the road given the limited carriageway width along this section.

No details of the proposed / required visibility splays have been provided. The LHA recommend that the full extent of the proposed / required splays from the proposed access are indicated on a suitably scaled plan.

Any proposed access will require the following:-

- Visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway.
- Minimum 10m of hard bound paving.
- No gates within 10m of the adjoining highway (or greater dependent on maximum size / length of vehicle accessing the site.
- Details of proposed gradient of access

- No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

The LHA recommend the above detail is indicated (including annotated dimensions) on a revised layout plan.

Parking & Turning Provision

Adequate parking & turning provision will need to be provided within the curtilage of the site.

No details of the maximum size / length of vehicle accessing the site have been provided eg/ tractor & trailer (10m long). **The LHA recommend that the applicant provides this detail and demonstrates how such a vehicle will turn within the curtilage of the site ie/ swept path details.**

Construction Traffic Management Plan (including details of contractor parking)

If the application is supported, the LHA would recommend that the applicant submits a Construction Traffic Management Plan including details of contractor parking for further approval. This could be included as a planning condition.

Conclusion

In conclusion, the LHA recommend the applicant provides the following information:-

- <u>Access</u>

  - Visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway.

  - Minimum 10m of hard bound paving.

  - No gates within 10m of the adjoining highway (or greater dependent on maximum size / length of vehicle accessing the site.

  - Details of proposed gradient of access

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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.