MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/PP/P/2025/0471	**Your Ref:**	P/2025/0471
Date:	22/08/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: TRAWSNEWID ADEILADAU AMAETHYDDOL I 1 ANNEDD, ADEILADU GAREJ A TIRLUNIO / CONVERSION OF AGRICULTURAL BUILDINGS TO 1 DWELLING, ERECTION OF GARAGE AND LANDSCAPING

LOCATION: LOWER RACKERY, DARK LANE, BURTON, ROSSETT, WREXHAM, LL12 0AG

I refer to your consultation / email dated 13/06/2025 in respect of the above.

General

The development site already has previous planning consent (ref: P/2013/0285) for the conversion of redundant farm buildings to 5 residential units.

The proposal would supersede the previous consent (ref: P/2013/0285) resulting in a new single residential dwelling through the conversion of buildings at the site

Access

The proposed development site is located on Dark Lane which is a narrow, rural, classified road subject to a 60mph speed limit. However, the LHA estimate typical speeds at being around 25mph given the geometry of the road.

Based on typical speeds of 25mph any proposed access would require visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway. Visibility can be permitted to the centreline of the road given the limited carriageway width along this section.

Although the above splays have not been indicated correctly on the submitted site entrance plan (Drg. No. 103 Rev P1), the required splays are available from the proposed access.

Proposed Site Entrance Plan (Drg. No. 103 Rev P1)

The proposed access indicated on the submitted site entrance plan indicates the following-

- Gates at least 5m behind the adjoining carriageway.

- Access at least 7m wide.

- Aco drain provided to intercept private surface water run-off.

The above detail is considered acceptable.

The proposed access will require surfacing with hard bound materials for a minimum distance of 5m behind the adjoining highway.

Parking & Turning Provision

Adequate parking and turning provision will be required in accordance with LPGN 16 requirements within the curtilage of the site. LHA recommend that 3 parking spaces are provided in accordance with LPGN 16. Garage spaces are not included as contributing to parking provision in LPGN 16.

Although, details of the proposed parking spaces are not specifically shown. It is considered that there is adequate space for parking and turning at the rear of the property.

The LHA therefore have no objections to the proposed development subject to the following conditions:-

CONDITION

ZJ41 **GENERAL LAYOUT**
026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

ZJ16 **VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ07 **ACCESS SURFACE (5 metres)**
043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ09 **NO GATES WITHIN 5 METRES**
033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ46 **NO PRIVATE SURFACE WATER RUN OFF**
026R 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.

Supplementary Notes

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

Note to Applicant:

Public Footpath No.19 - Llay passes through the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.



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.