MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Tyler Fox
Our Ref:	ET/DC/PP/P/2025/0587	**Your Ref:**	P/2025/0587
Date:	26/08/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CAIS AMLINELLOL AR GYFER CODI ANNEDD (CADW POB MATER) / OUTLINE APPLICATION FOR ERECTION OF DWELLING (ALL MATTERS RESERVED)

LOCATION: LAND OPPOSITE HALL FARM, RUABON ROAD, PEN-Y-CAE, WREXHAM, LL14 1TW

I refer to your consultation / email dated 05/08/2025 in respect of the above.

Although this is an “all matters reserved” application, the LHA wish to make the following comments:-

General

The proposed development comprises the erection of a single dwelling served by a proposed access off the B5097 Ruabon Road.

Access

The proposed development site is located on Ruabon Road which is a rural, classified road subject to a 30mph speed limit.

Based on typical speeds of 30mph, any proposed / existing access would require visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway. **The LHA recommend that the applicant provides a suitably scaled plan indicating the full extent of the required splays.**

Any proposed access will require the following:-

- No gates erected within 5m of the highway boundary (preferably no gates)
- Hard bound paving for a minimum distance of 5m behind the adjoining highway.

- An Aco drain or similar where any access falls towards the highway to intercept any private surface water run-off.

- The applicant will require s.184 consent from the Council to lower the kerb and strengthen the footway at the new access position.

The LHA recommend that the applicant provides a suitably scaled plan indicating this detail (including annotated dimensions).

The LHA would consider it preferable to provide some increased separation between the proposed access and existing accesses located to the eastern side of the site. **Any existing highway signs may need to be re-located to accommodate the new access and will need to be indicated on a revised plans.**

Parking & Turning Provision

The proposed dwelling will require adequate parking & turning provision within the curtilage of the site in accordance with LPGN 16 / 21 requirements. **The LHA recommend that the applicant provides a suitably scaled plan indicating this detail (including annotated dimensions).**

Conclusion

In principle, the LHA would have no objections to the proposed development providing the applicant addresses the points raised above.

Supplementary Notes

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

KW Edwards

Contracts and Engineering Manager

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.