MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/AC/P/P/2025/0333	**Your Ref:**	P/2025/0333
Date:	25/09/2025		

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: GWEL Y DYFFRYN, GARTH ROAD, GARTH, TREVOR, LLANGOLLEN, LL20 7UR

In reference to your consultation in respect of the above, the Local Highway Authority (LHA) comment as follows:

Site Access:
It is understood that the site will be accessed via the creation of a new driveway, utilising part of the adjacent property's drive (property to the east). This will involve what appears to be half the width of the adjacent driveway. The proposed site plans do not include dimensions, therefore the LHA cannot confirm the suitability of the proposed and residual existing driveways with this modification in place. **The LHA will therefore require the proposed site plan to be annotated to show the widths of both driveways.**

Whilst visibility from the proposed driveway appears reasonable, for the avoidance of doubt and to demonstrate safe and suitable access can be achieved, **the LHA will require drawings to demonstrate the requisite visibility splays for the adjacent road can be achieved.** The visibility splay must be clear of items of 600mm or more in height, including vegetation or boundary treatment (fences/walls).

For information, as part of any future detailed application, the LHA would advise that off-street parking provision should be provided in accordance with standards set out in the Council's Local Planning Guide 16 for both vehicles and cycles. It is noted that the dwelling to the east, whose driveway is proposed to be utilised, appears to have powered gates. The LHA would advise that if replacement powered gates are to be provided, or new gates introduced as part of the new dwelling, these must be set back a minimum of 6m from the edge of the carriageway to ensure vehicles waiting for gates to open, do not obstruct the highway.

Summary:
Further information (as detailed above) is required before the Local Highway Authority can reach a judgment on this application.

On behalf of Chief Officer, Environment & Technical

