MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/PP/P/2025/0672	**Your Ref:**	P/2025/0672
Date:	01/10/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: TROSI ANNEDD YN 2 ANNEDD GAN GYNNWYS DYMCHWEL YR YSTAFELL HAUL BRESENNOL, CODI FFENSYS A STORFEYDD BINIAU PREN, DWY SET O RISIAU METEL A RHEILIAU, FFURFIO MYNEDFA I GERBYDAU A MAES PARCIO CEIR A NEWIDIADAU I FFENESTRI / CONVERSION OF DWELLING INTO 2 DWELLINGS INCLUDING DEMOLITION OF EXISTING CONSERVATORY, ERECTION OF FENCING AND TIMBER BIN STORES, TWO METAL STAIRCASES AND RAILING, FORMATION OF VEHICULAR ACCESS AND CAR PARKING AND ALTERATIONS TO WINDOWS

LOCATION: BROAD OAK, HIGH STREET, GLYN CEIRIOG, LLANGOLLEN, LL20 7EH

I refer to your consultation / email dated 02/09/2025 in respect of the above.

General

The proposed development comprises the conversion of an existing 4 bed dwelling to 2 no. 2 bed dwellings.

Access

The proposed development site is bounded by the High Street to the north and the B4500 New Road to the south which are both classified roads subject to a 20mph speed limit.

The property has an existing 2.8m wide access onto the B4500 providing parking for up to 3 cars. There is no turning area provided within the site curtilage.

Based on speeds of 20mph, any proposed / existing access in this location would normally require visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Given the location of the site, the LHA recommend that adequate pedestrian visibility is provided from any proposed access measured from the centreline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height

above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 3m to the west and 2.4 x 4m to the east measured to the nearside edge. Visibility is impeded in the westerly direction in that the required splay would need to cut across 3rd party land. Visibility is impeded in the easterly direction by the existing hedgerow / wall.

Site Layout Plan (Drg. No. HS-R00-PR-104)

It is not clear from the submitted site layout plan (Drg. No. HS-R00-PR-104) as to the proposed access arrangements. It is assumed that the existing access is to remain and an additional access formed on the easterly boundary onto the B4500. No details of how cars will turn within the site and exit in a forward gear has been provided. No details of the access widths or proposed visibility splays have been provided.

However, it would be considered preferable to close up the existing access (reinstating to full height footway construction– S.184consent required) to provide a centrally located shared access (at least 4.8m wide, ideally 6.6m wide – which would provide adequate pedestrian visibility). Adequate lateral visibility splays for cars accessing the site will also need to be provided / demonstrated. The applicant needs to consider how 2 cars per dwelling (2 bed) will be provided within the site curtilage and also provide adequate turning space in accordance with LPGN 16 / 21 or the provision of a suitable turning circle. **The LHA recommend that the above detail is indicated on a suitably scaled plan (including annotated dimensions).**

Any proposed access will need to be paved with hard bound materials for a minimum distance of 5m behind the highway boundary with no gates being erected. An Aco drain or similar will be required across the access to intercept any private surface water run-off. **The LHA recommend that the above detail is indicated on a suitably scaled plan (including annotated dimensions).**

Parking & Turning Provision

As indicated above adequate parking & turning provision will need to be provided for both dwellings and demonstrated on a suitable scaled layout plan.

Cycle Parking / Storage

Adequate cycle parking / storage will need to be provided in accordance with LPGN 16 / Active Travel Guidance. No details appear to have been provided. **The LHA recommend that the above detail is indicated on a suitably scaled plan (including annotated dimensions).**

Waste / Recycling

There would appear to be adequate space for waste /recycling storage within the curtilage of the site.

Conclusion

In conclusion, the LHA request the following information:-

- Site Layout Plan (Drg. No. HS-R00-PR-104)

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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.