MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/PP/P/2025/0586	**Your Ref:**	P/2025/0586
Date:	06/10/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD DAU SAFLE GOSOD GWYLIAU I FOD YN UN ANNEDD / CHANGE OF USE OF TWO EXISTING HOLIDAY LETS TO ONE DWELLING

LOCATION: BARN COTTAGES, BROOMERS LANE, ISCOYD, WHITCHURCH, WREXHAM, SY13 3AR

I refer to your consultations / emails dated 10/09/2025 & 24/09/2025 in respect of the above.

Access

The proposed development site is located on Broomers Lane which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road along this section.

Based on such speeds, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be permitted to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the existing access serving the development site is inadequate in both directions providing splays of approximately 2.4 x 24m in the easterly direction and 2.4 x 35m in the westerly direction measured to the centerline of the adjoining highway. Visibility is impeded in the easterly direction by the existing boundary wall and hedgerow. Visibility is impeded in the westerly direction by the existing boundary wall and vegetation fronting the site.

Previous planning consent (ref: P/2025/0142 - Change of use of redundant swimming pool attached to Iscoyd House to form 2 no. holiday apartments) included a condition to provide visibility splays of 2.4 x 30m in both directions measured to the centerline of the adjoining highway. This was viewed as a significant improvement in visibility at the access compared with the original available splays at that time.

The proposed development (single dwelling) is considered likely to generate a similar number of daily vehicle movements compared with the previous 2 no. holiday lets. On this basis, the LHA recommend that the previously requested splays of 2.4 x 30m in both directions measured to the

nearside edge are provided for this development. **The LHA recommend that the full extent of these splays are indicated on a suitably scaled plan.**

The existing access is approximately 5.1m wide and paved with hard bound materials. The existing access is considered adequate to serve as a shared access for both properties.

Parking & Turning Provision

There would appear to be adequate parking and turning provision for both properties. This is based on the assumption that the both driveways have communal use to facilitate both turning and use of the shared access

Conclusion

In conclusion, the LHA request the following information:-

- **Visibility**

  Previous planning consent (ref: P/2025/0142 - Change of use of redundant swimming pool attached to Iscoyd House to form 2 no. holiday apartments) included a condition to provide visibility splays of 2.4 x 30m in both directions measured to the centerline of the adjoining highway. This was viewed as a significant improvement in visibility at the access compared with the original available splays at that time.

  The proposed development (single dwelling) is considered likely to generate a similar number of daily vehicle movements compared with the previous 2 no. holiday lets. On this basis, the LHA recommend that the previously requested splays of 2.4 x 30m in both directions measured to the centerline of the adjoining highway are provided for this development. **The LHA recommend that the full extent of these splays are indicated on a suitably scaled plan.**



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.