MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sarah Duckworth
Our Ref:	ET/DC/AC/P/2025/0642	**Your Ref:**	P/2025/0642
Date:	16/10/2025		

TOWN AND COUNTRY PLANNING ACT 1990

DISCHARGE OF CONDITIONS 4 (ACCESS), 12 (VALIDATION REPORT) AND 17 (PARKING SCHEME) OF PLANNING PERMISSION P/2019/0716

I refer to your recent consultation / email in respect of the above.

Further to the submission of details in support of the discharge of Conditions 4 and 17 attached to the above planning permission, the Local Highway Authority (LHA) has reviewed the documentation and provides the following response:

Condition 4 – Access

The submitted drawing RRE-BML-ERD-ZZ-DR-C-0700 Rev P02 prepared outlines the proposed external surface treatments, kerb types, pavement construction details, and access arrangements. The drawing includes:

- Specification of HB2, BN, and EF kerbs with appropriate bedding and haunching details.
- Pavement construction types for access roads and footways, including permeable paving and bioretention areas.
- Confirmation that works beyond the site boundary will be delivered under a Section 184 Agreement.

The drawing does not show where the existing access as shown on approved plan P-03A being permanently closed in line with the conditions of the planning application. To discharge Condition 4, the applicant should update the drawing to show the location of this access and where / how this has been closed. Subject to receipt of this updated drawing, the LHA can then discharge this condition.

Condition 17 – Frontage Parking Control

The submitted photo titled “Condition 17 Parking – Photo Frontage” provides visual evidence of the frontage area to the south-east of the application site. While the image alone does not constitute a full scheme, it is understood from discussions within the council that the appropriate traffic regulation order (TRO) in now in force. Therefore the LHA recommends that Condition 17 can now be discharged.

KWEdwards

Contracts & 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.