MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Tyler Fox
Our Ref:	ET/DC/PP/P/2025/0683	**Your Ref:**	P/2025/0683
Date:	07/11/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS

LOCATION: EIRIANFA, 8 SOUTHSEA ROAD, SOUTHSEA, WREXHAM, LL11 5PH

I refer to your consultation / email dated 30/10/2025 in respect of the above.

Access

The proposed development site is located on Southsea Road which is a busy, classified road subject to a 20mph speed limit. Based on speeds of 20mph, any proposed / existing access requires visibility splays of 2.4 x 25m in both directions measured to the nearside edge.

No details of the proposed visibility splays have been provided by the applicant. **The LHA recommend that the applicant submits a suitably scaled plan indicating the full extent of the proposed splays.**

Any proposed access would require the following:-

- Minimum 5m of hard bound paving.
- No gates to be erected.
- Aco drain or similar where the driveway falls towards the highway.

The LHA recommend that this detail is provided on a suitably scaled plan.

The proposed development site is located directly opposite an existing bus stop which is far from ideal when accessing the site.

Parking & Turning Provision

The site currently as no off road parking provision and it is assumed that any vehicles related to the property have to park on the adjoining highway which is not ideal. The depth of the frontage is only 5.6m which very limited space to access the front door should a driveway be constructed.

The proposed development would normally require adequate turning provision within the curtilage of the site. **However, the provision of a suitable turning area is not possible given the restricted site frontage.**

Conclusion

It would be difficult for the LHA to support the proposed development given the issues highlighted above.



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.