MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/DB/P/2025/0774	**Your Ref:**	P/2025/0774
Date:	14 November 2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS
LOCATION: 23 PEN Y GRAIG ROAD, BRYMBO, WREXHAM, LL11 5AD

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

This application relates to provision of 2 no parking spaces of a C class 20mph road for 23 & 24 Pen y Graig, one for each dwelling.

It is accepted that there is no room to turn within the property. The proposals include a splay showing 2.4m x 25m visibility splays to the centre of the lane, in both directions for both spaces. These splays are considered adequate.

Can the applicant provide aco drainage to ensure no surface water discharges onto the public highway.

Work on or immediately adjacent to the public highway should be co-ordinated with highway.roadworks@wrexham.gov.uk I enclose the guidance notes, appended below, to assist with the s184 agreement required.

It is acknowledged that this proposal reduced congestion in the area.

There should be no gate placed across the driveway entrance, that would create obstruction to vehicles & the highway.

Observations:

Is there adequate space for circulation around the cars given the retaining wall perimeter?
Is there pavement connectivity from the spaces to the front door of 23 and 24

Conclusion

Subject to provision of surface water drainage the Local Highway Authority have no reason to object from a highway perspective.



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.