MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Matthew Phillips
Our Ref:	ET/DC/AO/P/2025/0597	**Your Ref:**	P/2025/0597
Date:	17/11/2025		

Town and Country Planning Act, 1990

Proposal: Materion A Gadwyd Yn ÔI Yn Dilyn Caniatâd Cais Amlinellol P/2019/0923 (Ymddangosiad, Tirlunio, Cynllun A Graddfa) – Codi 196 Annedd (Cyfnod 1) / Reserved Matters Persuant To Outline Planning Permission P/2019/0923 (Appearance, Landscaping, Layout And Scale) – Erection Of 196 Dwellings (Phase 1)
Location: Land Either Side of Stansty Chain Road Off A483 Trunk Road and A541 Mold Road Stansty Wrexham LL11 4YF

The Local Highway Authority (LHA) understands that this Reserved Matters Application relates to Conditions 1, 2, 3, 4, 5, 6, 7, 19 as set by the Outline Planning Permission P/2019/0923.

A Planning Statement has been submitted with this application that sets out the information provided to accompany the proposal to discharge the above conditions.

This response follows the order presented in Table 1 of the Planning Statement.

Condition 1 requires: ***Details of the appearance, landscaping of the site, layout and scale, (hereinafter called ""the reserved matters"") for each phase of the development shall be submitted to and approved in writing by the Local Planning Authority before any part of the development in that phase begins. The development shall be carried out in accordance with the details as approved for each phase of the development***.

Site Layout:

Site layout plans have been submitted for Phase 1. The **LHA request that a scale bar be added to these and all future plans to allow scaling when viewed electronically.**

It is noted that the key to this drawing refers to "*Visibility Splays of 2.4m x ??m to Site Entrances*". No such visibility splays are included. For the avoidance of doubt these details should be shown.

Direct frontage access should not be shown within 20m of the site access junction (Stansty Chain Road access). The driveways to plots 163 and 164 appear to conflict with this.

This phase of the site is shown as having a total of 134 three and four bedroom houses. The Council's Parking Standards: Local Planning Guidance Note No.16 sets out the provision for residential dwellings. For three / four-bedroom houses three-spaces per unit (house) are suggested. It is noted that the LPG sets out maximum parking standards, but the LHA will seek parking provision that is conducive with a safe and efficient layout and one which does not result in the

potential to impede walking, wheeling and cycling. The LHA will also seek layouts that result in safe and efficient refuse collection. In this regard LPG 16 states that "***Developers should clearly demonstrate that the amount of parking provided will be sufficient to meet likely demand***". Development will not be permitted if there is insufficient parking on site and where as result this will cause or increase highway problems. In cases where the amount of parking provided is below the maximum, the Council will need to be satisfied that this is appropriate for the likely level of demand, without undermining requirements for inclusive access.

Having reviewed the layout it is noted that a significant number of three and four bedroom units appear to have only two-parking spaces. A number of plots are shown with a '3' on the driveway but these appear to be only as wide as two parking spaces. Where side-by-side driveways are proposed, these must allow width for pedestrian access as well as parked vehicles. As noted in LPG16, garages will not be counted as contributing towards on-site parking provision. **The LHA therefore have significant concerns over the proposed parking provision.**

For Plots 30 to 44 its appears that remote parking is proposed, with these plots provided with no direct off-street provision instead relying on a parking area. From experience the LHA would not welcome this proposal as this often leads to residents parking outside their property blocking the footway and making RCV access difficult, rather than walk to/from the remote parking area.

The LHA also advise that swept-paths of the internal site layout for an 11m Refuse Collection Vehicle will be required and at the site access points showing movements to/from the site.

The Site Layout Plan – Phase 1, shows in several places, narrower sections of footway adjacent to plots (e.g. plots 45 to 53, 74 to 79, 139 to 146). It is unclear why such narrow footways are shown. For a new development, footways should be provided to 2m width in accordance with the Welsh Government Active Travel Act Guidance.

Parking spaces for Plot 6 will require extended reversing distances to access/egress the parking spaces / driveways to reach a turning head and should by re-considered.

Plot 147 will require swept-path assessment to demonstrate vehicles can safely enter/egress the driveway.

Plots 9 to 14 are shown with a wide grass verge to their fronts. The LHA would suggest this be removed as this type of arrangement often results in vehicles parking on the hardstanding between footway and carriageway. In this instance the hardstanding is not deep enough to fully accommodate a parked vehicle, with such a vehicle likely to then encroach into and obstruct the footway.

The layout shows by Plot 287 internal footpaths from Phase 1 and Phase 2 adjoining to either side of Stansty Chain Road. An uncontrolled pedestrian crossing (dropped kerbs and tactile paving) will be required to facilitate safe crossing movements at this point.

Landscaping Plan
A series of planting plans are presented for different sections of Phase 1. Planting height is not specified on the plans. The LHA note that at junctions, no planting should be located in the visibility splays that is in excess of 600mm in height.

Boundary Treatment Layout
The detail shown on the Boundary Treatment Layout is acceptable to the LHA.

Condition 1 Summary: The LHA cannot support the discharge of this condition at the current time, given the comments made above.

Condition 2

The LHA refers to comments above on the Site Plans.

Condition 2 Summary: The LHA cannot support the discharge of this condition at the current time, given the comments made above.

Condition 3 – No LHA comments required

Condition 4 – No LHA comments required

Condition 5 – No LHA comments required

Condition 6 requires that ***The development shall be carried out in accordance with the following plans: i) Drawing no. 002 Revision C (Red Line Plan); ii) Drawing no. A106224-PP001 Rev J (Parameters Plan) in respect of the area identified as Archaeological Preservation in Situ Area; iii) Drawing Nos. J000069-GA001 (Proposed Signalised Site Access Junction with 541 Mold Road) and J000069-GA002 (Proposed Site Access Junctions with Stansty Chain Road) in respect of vehicle and pedestrian access; and iv) Drawing J000069-GA004A - Stansty Chain Road Speed Limit.***

The LHA, for information, notes that it has reviewed the Section 2-78 submission for the proposed Signalised Site Access layout and the Stansty Chain Road Access junctions (Ref P/2025/0640) and has raised a number of matters that require further detail to be submitted. Underlying these matters is the apparent difference between the approved plans referenced in this condition wording and the plans submitted with the S-278 application.

Condition 6 Summary: The LHA cannot support the discharge of this condition at the current time, given the comments made above.

Condition 7 requires that ***Notwithstanding the pedestrian accesses shown on Drawing Nos. J000069-GA001 (Proposed Signalised Site Access Junction with A541 Mold Road) and J000069-GA002 (Proposed Site Access Junctions with Stansty Chain Road), the Reserved Matters shall include details of additional pedestrian accesses onto the A541 Mold Road and Stansty Chain Road from any phase adjoining those highways. The pedestrian accesses shall be laid out, surfaced and drained prior to the first occupation of any dwelling in that phase and retained thereafter.***

Condition 7 Summary: The LHA cannot support the discharge of this condition at the current time, given the comments made above in relation to Conditions 1 and 7.

Condition 19 – No LHA comments required

KWEdwards
Contracts & Engineering Manager

On behalf of Chief Officer, Environment & Technical