MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/MS/P/20250673	**Your Ref:**	P/2025/0673
Date:	27/11/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING / DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

LOCATION: TANYFFORDD, RUTHIN ROAD, BWLCHGWYN, WREXHAM, LL11 5UU

With reference to the above application.

The Local Highway Authority (LHA) has reviewed the submitted full planning application and understands that the proposal involves the demolition of an existing dwelling and the erection of a new, energy-efficient, accessible dwelling with a self-contained annexe at the above address. In summary, the proposals involve:

- The demolition of the existing two-storey house.
- The construction of a replacement dwelling designed to modern accessibility standards.
- Inclusion of a connected annexe to allow for 24-hour live-in care.
- Improved driveway access, including widening approximately half of the existing access for emergency vehicle ingress/egress and ease of use.
- Increased parking and turning area.

Vehicular access to the property is currently provided via a narrow, poorly surfaced track off Ruthin Road. Visibility at the access is restricted due to its alignment onto Ruthin Road and due to the height of a hedge that runs along Ruthin Road on the same side as the access.

While the application proposes widening and improving the driveway, the plans accompanying the application suggest that that the point of access onto Ruthin Road will remain unchanged.

The applicant should confirm whether this is the case.

The application emphasises that the driveway is being improved for emergency vehicles. However, as noted, this does not appear to include changes to the access road where it meets Ruthin Road. It is therefore unclear whether an emergency vehicle can enter and exit the access point safely. It is also not clear from the information provided whether an emergency vehicle can safely turn within the site to leave in a forward-facing direction.

Further details should be provided, potentially via autotracking swept paths, to demonstrate that emergency vehicles can manoeuvre safely both at the access and within the expanded parking area.

Regarding visibility, although the access appears substandard for a 30mph road, the LHA is not aware of any evidence of safety issues at this junction. While the proposals may slightly increase traffic (e.g. visits by carers and family) the increase is not expected to be significant, and therefore it is considered that the junction will continue to operate satisfactorily for everyday traffic.

In summary, before the LHA can offer no objection, the following further information is required:

- Confirmation of whether improvements to the Ruthin Road access point are proposed (e.g. widening, resurfacing etc).
- Evidence that emergency vehicles can safely manoeuvre in and out of the Ruthin Road access point and turn around within the site.

KWEdwards

Contracts & Engineering Manager
On behalf of Chief Officer, Environment & Technical