MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2025/0664 Res (2)	**Your Ref:**	P/2025/0664
Date:	02/12/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS

LOCATION: 22 RHOSRHEDYN, SCHOOL LANE, SOUTHSEA, WREXHAM, LL11 6PR

I refer to your consultation / email dated 21/11/2025 in respect of the above.

Access

The proposed development site is located on a classified, residential road subject to a 20mph speed limit.

Based on speeds of 20mph, any proposed / existing access would require visibility splays of 2.0 x 25m in both directions in accordance with Manual for Streets. The revised layout plan (Dwg No. 1 – Visibility Splays, dated April 2025 received on 21/11/20205) indicates visibility splays of 2.0 x 25m in both directions measured to the nearside edge which is considered acceptable.

The access will also require adequate pedestrian visibility ie/ splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction greater than 0.6m in height above the adjoining footway. The revised layout plan (Dwg No. 1 – Proposed Hardstanding & Dropped Kerb, dated April 2025 received on 21/11/20205) indicates the above pedestrian splays which is considered acceptable.

It would be considered reasonable to replace the existing boundary fence (or completely remove it) with an appropriate boundary treatment that is a maximum height of 0.6m above the level of the adjoining footway along the whole site frontage. This would maximize lateral and pedestrian visibility in both directions from the proposed access.

Any proposed access would require the following:-

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

- A suitable dropped kerb to access the new driveway.

Parking Provision

The property currently has no off street parking provision. The proposed development would provide 1 no. off road parking space at the property which would potentially reduce the demand for on-street parking along this section.

The LHA have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT
026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. **@@@** received 21/11/2025.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ20 PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)
038R Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ07 ACCESS SURFACE (5 metres)
043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ09 NO GATES
033R There shall be no gates or other means of enclosure erected.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF
026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.



On behalf of Chief Officer, Environment & Technica

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

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.