MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Tyler Fox
Our Ref:	ET/DC/DB/P/2025/0805 Response 2	**Your Ref:**	P/2025/0805
Date:	12th January 2026		

Reference: P/2025/0805

Proposal :CANIATÂD HYSBYSEB AR GYFER 2 ARWYDD DIGIDOL (WEDI'I OLEUO)/ADVERTISEMENT CONSENT FOR 2 DIGITAL DISPLAY SIGNS (ILLUMINATED)

Location: LAND ADJACENT TO 26, LORD STREET, WREXHAM, LL11 1LR

We refer to your consultation / email dated 28/10/2025 and the applicant's email response via planning dated 08/12/2025 in respect of the above.

Prior to being able to finalise our highways consultation response for this application can the applicant respond to the LHA Updated queries below, attaching a reference to the location of any supporting documentation please within the response:

Question	Applicants response	LHA Updated Comment
Access to isolate electrics in case of damage by any third party rendering the kiosk/street furniture dangerous, and emergency services can then isolate prior to removing.	The way for emergency services to isolate in this event would be for emergency services to pull the cutoff fuse which is enclosed inside the base of the Street Hub as shown on attached images. The cutoff is the red device shown in photo.	**The LHA requires separate isolation via a feeder pillar**
Co-ordination of location with WCBC Street-Scene team to maintain easy access for cleaning plant. FOR EXAMPLE, A MINIMUM OF 3M CLEARNACE IN ALL DIRECTIONS SHOULD BE MAINTAINED.	Can be agreed during build process	The exact location needs to be agreed prior to LHA support as a consultee as part of the planning process. We can meet on site if required to agree.
A Section 115 agreement application is required under highway legislation.	BT are a statutory undertaker on adopted highways land so they are able to erect this development subject to the granting of planning permission. Any other requirements can be agreed during the build process.	All parties installing works within the highway should still comply with The Highways Act procedures for carrying out the work. We are not saying it can't be done, only confirming the

		procedure. Permits are still required.
Provision of security to Wrexham County Borough Council to remove the furniture, isolate / terminate any connection and reinstate the highway. This may be via a cash deposit / commuted sum or ongoing bond TBC		This query is outstanding. Some form of surety or commuted sum is required
Confirm the illumination is within the industry recognised criteria for day and night and light and dark, particularly where visible to vehicular traffic (from a highway perspective only).	Illumination will be as per ILP Guidance 2023	Noted. The LPA have standard illumination responses as well.
Confirmation that installation will be coordinated with WCBC Street Scene Supervisor. Guidance on contacting the highways team for various reasons is appended at the bottom of this highways response. This will apply to the removal of any existing obsolete telephone boxes associated with this application.	This can be agreed during the build process	Accepted this can be post planning approval, but prior to commencement.

KWEdwards

Contracts & Engineering Manager

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.