MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sarah Duckworth
Our Ref:	ET/DC/DB/P/2025	**Your Ref:**	P/2025/0905
Date:	17/01/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS
LOCATION: 12 PEN Y GRAIG ROAD, BRYMBO, WREXHAM, LL11 5AE

I refer to your consultation / email dated 02/12/2025 and amended plan received 15/1/2026 incorporating steps internally.

This application refers to the construction of a single parking space in the front garden.

Access:
The plan indicates provision of visibility splays 2.0m x 25m in both directions is available. The visibility splays do extend slightly into neighbouring plots, which are also noted as being in the applicant's ownership, therefore can be provided. This should be referred to in any title plans or lease agreements once built. It is noted that the visibility splays are indicated to the nearside kerb in both directions, which is more than adequate. The LHA understand that the applicant proposes to lower the walls supporting the entrance steps to below 1m to maintain visibility.

Detailing of driveway
It is noted that the detail refers to provision of an aco drain and hard paved surfacing.

As confirmed by the applicant the proposed gradient for the space is 1:12. The proposed width is 3.6m wide in compliance with DDA regulations. There are steps connecting the parking space to the property.

A standard vehicle space length is 4.8m, so the 5m length, with a narrow gravel strip to the front, and the tarmacked crossover verge to the rear provides enough space for pedestrian circulation and to cater for slightly longer vehicles such as vans.

Conclusion:
The LHA confirm their support for this proposal as detailed and request they liaise directly with the Highway Roadworks team to carry out works the crossover construction. Guidance notes are appended below.

KWEdwards
Contracts & Engineering Manager

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 184/171 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.