MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Matthew Roberts
Our Ref:	ET/DC/PP/P/2025/0878	**Your Ref:**	P/2025/0878
Date:	20/01/2026		

TOWN AND COUNTRY PLANNING ACT 1990

CAIS AMLINELLOL AR GYFER CODI ANNEDD (YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) / OUTLINE APPLICATION FOR ERECTION OF DWELLING (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED)

LAND ADJACENT TO THE COTTAGE, GREEN LANE, HALTON, CHIRK, WREXHAM, LL14 5BG

I refer to your consultation / email dated 28/11/2025 in respect of the above.

Access

The proposed development site is located on Green Lane which is a classified, typically narrow, rural road subject to a 60mph speed limit. However, the LHA estimate typical vehicle speeds at around 25mph given the geometry of the road.

Based on typical speeds of 25mph, any proposed / existing access would require visibility splays of 2.0 x 33m in both directions measured to the nearside edge of the adjoining highway in the northerly direction and to the centreline of the adjoining highway in the southerly direction. Visibility can be permitted to the centreline of the adjoining highway in the southerly direction given the narrow nature of the lane.

The submitted layout plan (Drg. No. 1011/001) indicates proposed splays of 2.0 x 34.1m in the northerly direction and 2.0 x 25m in the southerly direction measured to the nearside edge. The provision of the required splay in the southerly direction will require the lowering / removal of part of the existing boundary fence / brick pillars. **The LHA recommends the applicant provides a revised layout plan indicating the requested splays (ie/ 2.0 x 33m in both directions measured to the nearside edge of the adjoining highway).**

Any proposed access will also require the following:-

- Hard bound paving for a minimum distance of 5m behind the adjoining highway.
- No gates to be erected within 5m of the adjoining highway (preferably no gates).
- An Aco drain or similar to intercept any private surface water run-off (where the access falls towards the highway).

- Closure of the existing access at the northern end of the site.

The LHA recommend the above details are indicated / annotated on a revised layout plan.

Parking & Turning Provision (Reserved Matter)

The LHA have no recommendations at this stage given layout is a reserved matter.

Conclusion

In conclusion, the LHA have no objections in principle to the proposed development and request the following information:-

- **Visibility**
  The LHA recommends the applicant provides a revised layout plan indicating the requested splays (ie/ 2.0 x 33m in both directions measured to the nearside edge of the adjoining highway).

- **Access**
  Any proposed access will also require the following:-

  - Hard bound paving for a minimum distance of 5m behind the adjoining highway.
  - No gates to be erected within 5m of the adjoining highway (preferably no gates).
  - An Aco drain or similar to intercept any private surface water run-off (where the access falls towards the highway).
  - Closure of the existing access at the northern end of the site.

  The LHA recommend the above details are indicated / annotated on a revised layout plan.

KW Edwards

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.