MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/DB/P/2025/0700	**Your Ref:**	P/2025/0700
Date:	9th February 2025		

TOWN AND COUNTRY PLANNING ACT 1990

Proposal :NEWID DEFNYDD YSGUBOR I ANNEDD/CHANGE OF USE OF BARN TO DWELLING

Location: WILLINGTON LODGE, HORSEMANS GREEN, WHITCHURCH, SY13 3BZ

I refer to your consultation / email dated 15th September 2025 in respect of the above.

Application for a new dwelling in lieu of an agricultural storage building.

An additional dwelling presents an indenisation of use, albeit relatively minor, relative to existing uses of the entrance which appear to include a combination of leisure use (caravan and camping site) and an existing agricultural use.

Access

To enable the Local Highway Authority to support this proposal, visibility splays appropriate for the National Speed limit or the independently surveyed 85th percentile speed should be provided and maintained. These should be shown on an updated plan of the entrance. In the absence of accurate speed of vehicles passing the entrance, national speed limit should be applied or an agreed reasonable speed, if 60mph is considered unrealistic.

It is noted that CrashMapUK records show a severe incident in 2021 on the A525 junction near to the applicants site, this should be considered with this proposal and consideration given to any potential mitigation to reduce the risk of future incidents on this junction.

Entrance to the site

The site entrance should be surfaced with a hard bound material avoiding the risk of loose gravel damaging the highway over time. Drainage should be provided and maintained for the private run off water to ensure this access does not increase the volume of rainwater on the public highway. It is noted and accepted that the gate is set back 10m or more, considered enough from the highway boundary for vehicles to park whilst opening or closing the gate without obstructing the highway.

Site layout

It is noted that provision for 2 cars is provide. The existing layout does provide adequate space for turning to enable vehicles to enter and leave the site in a forward gear.
Plenty of space is available for lockable cycle storage, which should be highlighted on the site plan when amending for the above.

Refuse collection

Please provide an amended layout detailing the location and size of a refuse collection point that is within 12m of the entrance but not impacting upon visibility or confirm if the applicant will be utilising a private refuse collection service that will collect from within. Space for the bin wagon to pull over without obstructing the highway should be provided also.

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 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.