MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Duckworth
Our Ref:	ET/DC/DB/P/2025/0782	**Your Ref:**	P/2025/0782
Date:	24/02/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CAIS AMLINELLOL AR GYFER CODI ANNEDD (CADW POB MATER) / OUTLINE APPLICATION FOR ERECTION OF DWELLING (ALL MATTERS RESERVED)

LOCATION: LAND EAST OF FOXHOLLOW COTTAGE, HEOL PEN Y FELIN, COEDPOETH, WREXHAM, LL11 3TU

The application proposes a single dwelling with associated access, parking, and garage, served via an adopted rural lane subject to the national speed limit. In the absence of a formal speed survey, the Local Highway Authority (LHA) considers an estimated 85th percentile speed of 20 mph to be reasonable. Visibility splays of **2 m x 25 m** to the centre of the lane in both directions will therefore be required, with no obstruction above **1 m** in height. The boundary wall to the north will need to be reduced in height accordingly, and vegetation cut back to the south. Detailed plans at reserved matters stage must demonstrate the visibility splays clearly and ensure they are secured in perpetuity.

The lane is approximately **2.7 m** wide; therefore, the proposed entrance splays in the surfacing will be required for turning in and out. These too should be maintained and dimensioned at reserved matters stage.

Site Layout and Parking
The detailed design must include adequate turning space within the site, as reversing into the narrow lane would not be supported. Vehicles require a **6 m** depth to reverse into, to be able to achieve a turn within the drive and exit the development in forward gear.
Given the site topography, the first **5 m** of the driveway must be of a hard-bound surface with appropriate drainage and laid to a gradient not exceeding 1:12m. No gates should be installed at the entrance. As the site is not in a sustainable location, parking and turning provision must comply with **LPG 16** standards, based on the final number of bedrooms. The garage cannot be counted toward parking provision.
Refuse storage, cycle parking (to LPG 16), and pedestrian access must be clearly indicated on all plans.

Conclusion
Subject to the above requirements being clearly defined in a suitably worded planning condition, the LHA would have no objection to the development of a single dwelling at this location.

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.