MEMORANDUM

wrexham COUNCIL CYNGOR wrecsam

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Duckworth
Our Ref:	ET/DC/PP/P/2025/0826	**Your Ref:**	P/2025/0826
Date:	17/03/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ADEILADU ANECS / ERECTION OF ANNEX

LOCATION: ABBEY FIELD, ELLESMERE ROAD, BRONINGTON, WHITCHURCH, SY13 3HX

I refer to your consultation / email dated 12/02/2026 and Site Plan received on 03-03-2026 in respect of the above.

General

It is understood that the existing residential development comprises 6 dwellings off a private, shared driveway. The proposed development comprises the erection of 1 bedroom annex on land located on the eastern side of the site.

It is understood that the applicant will live in the proposed one bedroom annex / property and rent out the dwelling he currently lives in. On this basis, it is assumed the property would be viewed as a separate dwelling / not annex which would have some element of additional traffic generation.

Access

The proposed development site is accessed via a shared private driveway off the A495 Bronington which is a rural, classified road subject to a 60mph speed limit.

Based on typical speeds of 60mph, any proposed / existing access would require visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing shared access is adequate providing splays in excess of 2.4 x 215m measured to the nearside edge in both directions. The provision of these splays are reliant on the regular maintenance of the existing hedgerows either side of the access

The existing shared access is approximately 18m wide reducing to approximately 4.8m at 10m behind the adjoining carriageway. The access is considered suitable to accommodate a van / car

sitting clear of the A495 Bronington Road. However, the shared, private driveway (approximately 300m in length) is typically less than 4.1m wide beyond this point and has no formal passing places.

Previous Planning Consent (ref: P/2007/1384 – Alterations & extensions to existing farmhouse ie/ Stimmey Farm to form 2 dwellings) included a a condition (no.7) for a scheme to provide a minimum of two vehicular passing bays along the private driveway. However, it does not appear that the above condition has been discharged and the proposed passing places have not been provided. **If the application is supported, the LHA recommends that a condition for the provision of a minimum of 2 vehicular passing places is included.**

Parking & Turning Provision

Adequate parking & turning provision will be required for the proposed development (1 bed dwelling). The submitted site plan (received on 03/03/2026) appears to indicate 2 no. new parking spaces (indicated as NP on plan) which it is assumed are intended for use by the proposed dwelling. On this basis, the proposed parking / turning provision is considered adequate.

Waste / Recycling

It is understood that the WCBC Waste / Recycling Department collect the waste & recycling at the main access off the A495 Bronington Road and this arrangement will continue.

In conclusion, the LHA have no objections to the proposed development and recommend any permission includes the following conditions;-

CONDITIONS

ZJ41 026R **GENERAL LAYOUT**
Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

ZJ15 038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 215 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTD 030R **CONSTRUCTION OF VEHICULAR PASSING BAYS**
Full details of a scheme to provide a minimum of 2 vehicular passing bays along the shared private drive serving the development site and arrangements for the future management / maintenance of the passing bays and private drive shall be submitted in writing for further approval of the Local Planning Authority. The scheme as approved shall be implemented strictly in accordance with the details as approved prior to first occupation of the dwelling and maintained in perpetuity.

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.