MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Tyler Fox
Our Ref:	ET/DC/DB/P/2024/1498 Response 2	**Your Ref:**	P/2024/1498
Date:	25/3/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ADEILADU 2 ANNEDD / ERECTION OF 2 DWELLINGS
LOCATION: LAND TO THE REAR OF 16 TO 18, BENNIONS ROAD, WREXHAM, LL13 7AW

We refer to your re-consultation / email dated 12 Feb 2026 in respect of the above.

This application refers to the demolition of the existing garages and parking areas, and construction of 2nr 3Bed 4 person semi detached dwellings, with associated infrastructure and utilizing the existing shared driveway.

We are in receipt of the amended drawing P-03 Rev C, which has been reviewed and the LHA note as follows:

This submission does not appear to resolve all the LHA queries raised in the Highways response posted on 10/1/25 (but with a date error noting 2024 on the email)

These items are:
1. The visibility splays as drawn do not appear correctly located on the drawing. However, on reflection, this is an existing established entrance, which provided vehicles can turn within the site the access provides reasonable visibility
2. Demonstration that a 7m delivery van can turn within the site to enter and leave the development in a forward gear.
3. Confirmation regarding the surface material and provision of drainage.
4. Confirmation that there will be no gate within 5m of the entrance.
5. Provision of a refuse collection point? This would need to be shown to one side of the access drive near to the entrance, as long as space exists for a car or light goods van to pass. Please provide a dimensioned plan showing bins and space for a vehicle passing.
6. Provision of cycle storage as per LPG16. There is adequate space within gardens to provide this and incorporate on an amended plan.

For a multiple dwelling application, provision of a passing point along the private shared drive would ordinarily be requested. This would not be required for a single dwelling.

Conclusion:
The LHA are not able to support this proposal until the above information is provided.

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.