MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Matthew Roberts
Our Ref:	ET/DC/PP/P/2026/0017	**Your Ref:**	P/2026/0017
Date:	02/04/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ADNEWYDDU LLWYBRAU ALLANOL PRESENNOL, GRISIAU AC ARDAL TARMACADAM, GYLIAU A RHEILIAU LLAW A WAL GYNNAL BWRDD GRAEAN I'R CEFN / RENEWAL OF EXISTING EXTERNAL PATHS, STEPS AND TARMACADAM AREA, GULLIES AND HANDRAILS AND GRAVELBOARD RETAINER TO REAR

LOCATION: 1-4 GLENDOWER PLACE, HANMER, WHITCHURCH, SY13 3DF

I refer to your consultation / email dated 17/03/2026 in respect of the above.

General

Proposed work to be carried out at the site includes:-

- Renew existing external paths
- Renew existing steps and tarmacadam areas
- Renew existing gullies, handrail and providing a gravel board retainer to the rear see site survey

The proposed development is located on Glendower Place which is an unclassified highway subject to a 20mph speed limit.

All of the proposed works that are within the red line application boundary are outside of the adopted highway. The LHA have no objections to these proposals.

However, it is noted that some of the existing pathways in this location are stepped and have hand rails located within the existing adopted highway. It also noted that there is a significant amount of planting taken place within the existing adopted highway / service strip. Such features would not typically be permitted in the adopted highway. The LHA recommend that the applicant contacts the WCBC Contracts & Engineering Manager (email: keith.edwards@wrexham.gov.uk) to discuss any action required to remove / modify these features.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary note

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.



On behalf of Chief Officer, Environment & Technical