MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Matthew Roberts
Our Ref:	ET/DC/DB/P/2025/0880	**Your Ref:**	P/2025/0880
Date:	08/04/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS

LOCATION: LAND WEST OF THE GRANGE, PLAS BENNION ROAD, PEN-Y-CAE, WREXHAM, LL14 1TP

I refer to your consultation / email dated 05/12/2025 in respect of the above.

This application seeks to formalise an existing gated access that has been present since prior to 2009, connecting to Plas Bennion Road, a classified C-class road subject to a 30mph speed limit. The proposal to install dropped kerbs is acknowledged as an improvement over the current arrangement.

Access Location

During the site visit, vehicle speeds passing the site were observed to be likely in excess of 30mph. The transition from the National Speed Limit is located approximately 40m southeast of the access, and although this speed limit change has been introduced relatively recently, drivers may still be decelerating on approach. While this does not justify requiring a visibility splay of 2.4m x 120m (to suit speeds of 40mph typically), it does necessitate an improvement to the existing substandard visibility. In addition, there is potential for overtaking manoeuvres by vehicles approaching from the southeast; accordingly, visibility splays should be measured to the nearside kerb.

To enable the Local Highway Authority (LHA) to conclude its assessment of the proposal, the following information is required:

- **Details of the proposed use of the access, including the frequency and type of vehicles**. The presence of a formed gravel track and fencing suggests more regular use than occasional agricultural access.
- **Visibility splays compliant with WCBC standards for a 30mph road. Given the potential for overtaking, a minimum visibility splay of 2.4m x 43m to the nearside kerb in both directions is required.** The applicant should also confirm that the visibility splays will be maintained free of any obstruction exceeding 0.6m in height. As this is currently not

achievable to the southeast, the LHA is unable to support the proposal based on unknown usage.

- An amended plan showing detailed access construction, including dropped kerbs, a bound surface within the entrance splay, and the location of the proposed drainage across the full width of the access, as referenced in the supporting statement.
- Confirmation that the gate setback is appropriate for the intended vehicle types. The current setback of approximately 7.5m would not accommodate regular use by larger vehicles such as tractors with trailers.

The above information is required before the LHA can conclude its consultation response

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.