MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Matthew Roberts
Our Ref:	ET/DC/PP/P/2026/0114	**Your Ref:**	P/2026/0114
Date:	08/04/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: PARCIO A GWEITHREDU 1 CERBYD HURIO PREIFAT / PARKING AND OPERATION OF 1 PRIVATE HIRE VEHICLE

LOCATION: 127 CHESTER ROAD, WREXHAM, LL11 2SH

I refer to your consultation / email dated 11/03/2026 in respect of the above.

Access

The proposed development site is located on Chester Road which is a busy, classified road subject to a 20mph speed limit.

Based on typical speeds of 20mph, any proposed / existing access would be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge in which there shall be no obstruction in excess of 1.05m above the adjoining road level.

The recently constructed boundary wall is approximately 1m in height. However, the access pillars are greater than 1.05m in height and impedes visibility from the access. Visibility from the access is approximately 2.4 x 8m in both directions measured to the nearside edge (impeded by the existing pillars).

No details of the proposed visibility splays from the existing access have been provided. **The LHA recommends the full extent of the proposed splays are indicated on a suitably scaled plan**.

The existing access is 3.6m wide and surfaced with hard bound materials. However, the submitted layout plan indicates an access width of 4.7m. **The LHA recommend that this detail is clarified.** The existing dropped kerb serving the access is only approximately 2 dropped kerbs wide (approx. 1.8m) and does not cover the whole of the access. If the application is supported, the LHA recommend that the existing dropped kerb is widened to cover the whole access. The applicant will require s.184 / 171 consent from the LHA to carry out this work.

It is assumed that the proposed business will take the form of a non-operational base and controlled by such a condition.

Parking & Turning Provision

It is understood the existing property is 3 bedroomed. The existing driveway appears to have adequate space for the parking & turning of 3 cars.

Traffic Generation

No details of the anticipated daily vehicle movements generated by the proposed taxi hire business have been provided. **The LHA recommends the applicant provides this information.**

Conclusion

The LHA recommends the applicant provides the following information:-

- **Visibility Splays**

  No details of the proposed visibility splays from the existing access have been provided. **The LHA recommends the full extent of the proposed splays are indicated on a suitably scaled plan**.

- **Access Width**

  The existing access is 3.6m wide and surfaced with hard bound materials. However, the submitted layout plan indicates an access width of 4.7m. **The LHA recommend that this detail is clarified.**

- **Traffic Generation**

  No details of the anticipated daily vehicle movements generated by the proposed taxi hire business have been provided. **The LHA recommends the applicant provides this information.**

Supplementary Notes

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

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.

KW Edwards

Contracts & Engineering Manager

On behalf of Chief Officer, Environment & Technical