MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Tyler Fox
Our Ref:	ET/DC/PP/P/2026/0204	**Your Ref:**	P/2026/0204
Date:	15/04/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ADEILADU ANNEDD / ERECTION OF DWELLING

LOCATION: LAND ADJACENT TO 24, BANGOR ROAD, OVERTON, WREXHAM, LL13 0HB

I refer to your consultation / email dated 07/04/2026 in respect of the above.

General

The proposed development comprises the erection of a three bedroom detached dwelling with associated car parking and turning on land currently used as a builder's yard for the storage of building materials.

Access

The proposed development site is located on the B5069 Bangor Road which is a classified road subject to a 20mph speed limit. Based on typical speeds of 20mph, any proposed / existing access would require visibility splay of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the existing access is adequate in the south westerly direction providing a splay in excess of 2.0 x 25m measured to the nearside edge. Visibility in the north easterly direction is currently inadequate providing a splay of approximately 5m measured to the nearside edge. Visibility is impeded in this direction by the existing hedgerow fronting the site.

The submitted layout plan indicates the provision of 2.0 x 25m splays in both directions (nearside edge) from the modified access (ie/ 4m wide). Although the required splay would appear achievable in the south westerly direction, visibility in the north easterly direction is likely to be partially impeded by the position of the existing telegraph pole. However, providing that the hedge is setback / lowered to a suitable position / height along the whole site frontage with visibility being maximized from the new access then the LHA raise no objections. Consideration must also be given to the existing use of the site which is likely to have had potential to generate similar daily vehicle movements to a single dwelling utilising a sub-standard access.

The existing access is 3m wide, gated 2.7m behind the edge of carriageway and surfaced with loose bound materials.

If the application is supported, the LHA recommends the following access arrangements:-

- Minimum 5m hard bound paving to shared access
- No gates within 5m of the highway boundary (preferably no gates)
- Aco drain or similar where the access falls towards the highway

Parking & Turning Provision

Adequate parking & turning provision will need to be provided within the curtilage of the site in accordance with LPGN 16.

LPGN 16 requires a maximum of 3 spaces per 4 bed dwelling. Given the location of the site, the LHA recommend that maximum parking standards are provided. The submitted layout plan (Drg. No. PD335/04) indicates the provision of 3 spaces per dwelling which is considered adequate.

Adequate tuning space is indicated for the proposed car spaces.

Cycle Parking / Storage

Adequate Cycle Parking / Storage will need to be provided in accordance with Active Travel Guidance (2021) & LPGN 16. Adequate cycle parking has been indicated on the submitted layout plan.

Waste / Recycling

Adequate space for a suitable collection point will be required in close proximity to the highway. There would appear to be sufficient space within the curtilage of the site to accommodate this provision**.**

The LHA have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

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

NONSTD **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 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.

ZJ07 **ACCESS SURFACE (5 metres)**
043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ09 **NO GATES WITHIN 5 METRES**
033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ46 **NO PRIVATE SURFACE WATER RUN OFF**
026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

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