MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/PP/P/2026/0083	**Your Ref:**	P/2026/0083
Date:	23/04/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD TIR A LLEOLI 5 CHALET / CHANGE OF USE OF LAND AND SITING OF 5 CHALETS

LOCATION: LAND ADJACENT TO 1 WAYSIDE COTTAGES, ABEROER, WREXHAM, LL14 4LG

I refer to your consultation / email dated 23/02/2026 in respect of the above.

General

The proposed development comprises the erection of 5 no. eco chalets foe adults only. It is assumed that the accommodation is intended as holiday lets.

Access

The proposed development site is located on a rural, classified road (B5426) which is subject to a 50mph speed limit. Based on typical speeds of 50mph any proposed access would require visibility splays of 2.4 x 160m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Any proposed access in this location would also require adequate forward visibility providing a stopping sight distance (ssd) of 160m for vehicles approaching the access from the south along the B5426. There is a sharp bend a short distance from the proposed access which limits forward visibility around the bend forward visibility would be required in order for vehicles approaching from the south to see stationary vehicles waiting to turn right at the access. The LHA raise concerns in respect of the limited forward visibility available in this location when approaching the proposed access.

However, given the geometry of the road along this section, it is likely that vehicle speeds could be lower than the prevailing speed limit. Without knowing the actual 85th percentile speeds, it is difficult to determine the required visibility plays / stopping distances. **The LHA recommends the applicant arranges for a speed survey to be carried out at appropriate distances either side of the access.**

Once these speeds are determined, the LHA recommends the applicant submits a suitably scaled plan indicating the full extent of the proposed visibility splays in both directions as follows:-

- Visibility splay to the west along the B5426 (nearside edge)
- Visibility splay to the east along the B5426 (nearside edge)
- Visibility splay to the east along Cadwgan Road (nearside edge)
- Forward visibility splay around the bend for vehicles approaching along the B5426 from the south to stationary vehicles waiting to turn right into the proposed access (measured from / to the middle of northbound lane).

The existing gated field access is 2.8m wide and unsurfaced (ie/ grass). Visibility from the existing access is inadequate providing splays of approximately 2.4 x 3m in both directions measured to the nearside edge. Visibility is impeded by the existing hedgerow.

The submitted site plan (Drg. No. A068/003) indicates a proposed 4.8m wide access. The proposed access width is considered adequate.

If the application is supported, the LHA recommend the following:-

- 10m of hard bound paving at a minimum width of 4.8m.
- No gates erected within 10m of the highway boundary (preferably no gates erected).
- An Aco drain or similar to be installed across the access (in private land) where the land falls towards the adopted highway.

The LHA recommends that the applicant indicates the above detail on a revised playout plan.

The applicant will require s.184/ 171 consent to construct the new access across the highway verge.

Parking & Turning Provision

Adequate parking and turning provision will be required at the development site. The submitted site plan indicates the provision of 1 parking space per chalet which is considered adequate.

In terms of turning / manoeuvring, the LHA comment as follows :-

- The proposed parking spaces do not have 6m clearance behind each space to reverse out.
- The circular one-way access road is only 2.9m wide. **The LHA recommends that any proposed layout accommodates access and turning provision for a medium sized delivery vehicle (7m long). The LHA recommends the applicant submits appropriate swept path details (using standard swept path software) indicating how such a vehicle will access through the site and turn within the curtilage of the site**

The LHA recommends the applicant addresses the above issues on a revised layout plan

Cycle Parking / Storage

The submitted plans do not indicate any proposed cycle parking / storage provision as required by LPGN 16. **The LHA recommend that adequate cycle parking provision (including cover / shelter) is indicated on a revised playout plan (including annotated dimensions).**

Waste / Recycling

It is assumed that any waste collection / recycling will be carried out by a private waste contractor.

Conclusion

In conclusion, the LHA request the following information:-

- **Speed Survey / Visibility**

  The LHA recommends the applicant arranges for a speed survey to be carried out at appropriate distances either side of the access.

  Once these speeds are determined, the LHA recommends the applicant submits a suitably scaled plan indicating the full extent of the proposed visibility splays in both directions as follows:-

  - Visibility splay to the west along the B5426 (nearside edge)
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  - Forward visibility splay around the bend for vehicles approaching along the B5426 from the south to stationary vehicles waiting to turn right into the proposed access (measured from / to the middle of northbound lane).

  The existing gated field access is 2.8m wide and unsurfaced (ie/ grass). Visibility from the existing
  access is inadequate providing splays of approximately 2.4 x 3m in both directions measured to the nearside edge. Visibility is impeded by the existing hedgerow.

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  Access

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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