April 2026

Highway Statement

Demolition of existing dwelling and erection of replacement dwelling

Tanyffordd
Ruthin Road
Bwlchgwyn
LL11 5UU



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Appendix A - Crash Map Accident Statistics

1. Existing Site Layout

The site is located on the A525 Ruthin Road; an adopted highway subject to a 30-mph speed limit.

The existing access to the site is a narrow poorly surfaced track. The surface is friable, potholed and is below the level of the existing kerbs at the site boundary with the A525 Ruthin Road.

Visibility is somewhat restricted by the access alignment on to Ruthin Road.

There are no gates within 5 m of the highway.

2. Development proposals

It is proposed to demolish the existing dwelling and erect a new replacement dwelling.

The point of access to the site will remain unchanged.

The access will be surfaced in a bound material for a minimum of 10m back from the edge of highway; this will be of significant benefit to highway safety and manoeuvrability both into and out of the site.

There is no scope to widen the access due to the gradient of the adjoining land.

A parking and turning area will be provided to the front to the replacement dwelling. The turning area will be of significant benefit to highway safety and ensure that there is adequate space provided for ambulances to enter and exit the site in a forward gear.

No gates will be erected within 5m of the highway boundary.

Parking will be provided for three vehicles in accordance with WCBC guidance LPGN 16.

The crashmap statistics attached at appendix A show that there hasn't been a single recorded injury accident along Ruthin Road within 150m metres of the site in the past 26 years; thus, demonstrating that the access and road is inherently safe.

3. Highway Authority Comments

The highway authority has stated that 'while the proposals may slightly increase traffic, the increase is not expected to be significant and it is considered that the junction will continue to operate satisfactorily for everyday traffic'

The highway authority has raised no objection to the development proposals but has asked for some clarification on a couple of minor issues.

- Access for emergency vehicles

The plan submitted alongside this statement includes a number of swept paths of an ambulance entering and exiting the site.

It can be clearly seen that there is no issue accessing or egressing the site from / to the east. There is plenty of room within the site to turn without impacting on the proposed parking areas.

However, vehicles entering or exiting the site from / to the west have to undertake a three-point turn to manoeuvre into and out of the access. This is not a manoeuvre anyone using the access performs – it is simply included for completeness.

Vehicles approaching from the west have historically driven 100m past the access and turned round at the Wesley Road junction in order to approach the site access from the east. Similarly, those heading toward the west, drive east towards Wesley Road and then turn to leave in a westerly direction.
Although not ideal this is how the site has operated for decades without any recorded highway issues.

- Access Improvements

The access will be surfaced in a bound material for a minimum of 10m back from the edge of highway; this will be of significant benefit to highway safety and manoeuvrability both into and out of the site.

There is no scope to widen the access due to the gradient of the adjoining land.

A parking and turning area will be provided to the front to the replacement dwelling. The turning area will be of significant benefit to highway safety and ensure that there is adequate space provided for all vehicles including ambulances to enter and exit the site in a forward gear.

4. Conclusion

It is proposed to demolish the existing dwelling and erect a new replacement dwelling.

The existing access will be resurfaced for a minimum of 10 m behind the highway boundary.

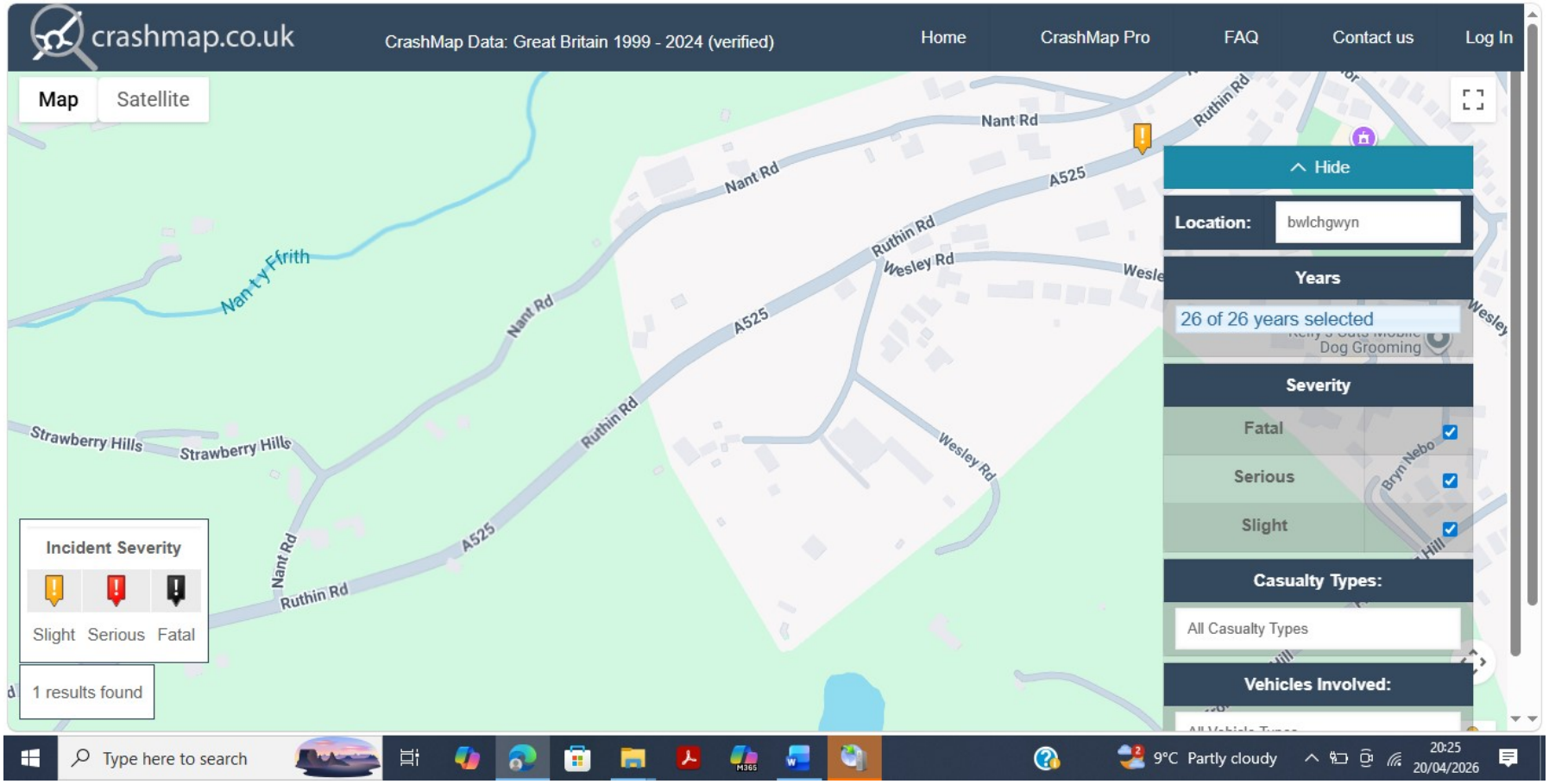
A turning area will be constructed to ensure that there is adequate space within the site for an ambulance to enter and exit the site in a forward gear.

The highway authority has acknowledged that the proposals will result in only a nominal increase in traffic generation and have stated that the junction will continue to operate satisfactorily.

This is an existing access that has no recorded highway safety issues. There will be only a nominal increase in traffic at the access which will continue to operate satisfactorily.

Given that the development proposals include significant improvement to the surface of the access and provides a turning area for emergency vehicles, it is considered that there is no justification to object to this on highway grounds.

APPENDIX A


crashmap.co.uk
CrashMap Data: Great Britain 1999 - 2024 (verified)
Home
CrashMap Pro
FAQ
Contact us
Log In
Map
Satellite
Nant Rd
A525
Ruthin Rd
Wesley Rd
Strawberry Hills
Hide
Location:
bwlchgwyn
Years
26 of 26 years selected
Severity
Fatal
Serious
Slight
Casualty Types:
All Casualty Types
Vehicles Involved:
Incident Severity
Slight
Serious
Fatal
1 results found
Type here to search
9°C Partly cloudy
20:25
20/04/2026