MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Tyler Fox
Our Ref:	ET/DC/PP/P/2026/0229	**Your Ref:**	P/2026/0229
Date:	29/04/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS

LOCATION: 9 STANSTY ROAD, WREXHAM, LL11 2HR

I refer to your consultation / email dated 14/04/2026 in respect of the above.

Access

The proposed development site is located on Stansty Road which is a busy, classified road subject to a 20mph speed limit. Based on typical speeds of 20mph, any proposed / existing access would require visibility splay of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway.

Although it would be possible to provide the required visibility splays from the proposed access, visibility may be intermittently impeded by parked vehicles in the existing laybys along this section. There is an existing bus stop and associated raised bus stop kerbs located directly in front of the proposed development which would be in conflict with such an access. The current bus service serving this route is every hour, Monday – Saturday. Any members of the public using the service would typically wait behind the raised kerb where it is proposed to form the access.

Given the above issues, the LHA would be unable to support the proposed development on highway / pedestrian safety grounds.

Parking & Turning Provision

Any such development would require adequate parking & turning provision in accordance with LPGN 16 requirements.

The existing property currently has no off-road parking and it is assumed relies on the existing laybys along this section.

The submitted layout plan (Drg. No. 01 – Dated Feb 2026) indicates the provision of a single parking space with no turning provision. Adequate turning space would be required as the site fronts a busy, classified road.

As indicated above, the proposed access would be considered inadequate.

Conclusion

In conclusion, the LHA would be unable to support the proposed development for the reasons highlighted above

Supplementary Notes

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

K W Edwards

Contracts & Engineering Manager

On behalf of Chief Officer, Environment & Technical