MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/DB/P/2025/0949	**Your Ref:**	P/2025/0949
Date:	27 May 2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: TROSI ADEILAD AMAETHYDDOL YN ANNEDD BRESWYL / CONVERSION OF AGRICULTURAL BUILDING TO RESIDENTIAL DWELLING
LOCATION: THE LODGE, DRURY LANE, TYBROUGHTON, WHITCHURCH, SY13 3BE

I refer to your consultation / email dated 19/12/2025 in respect of the above.

This application relates to conversion of existing agricultural farm buildings into a single 3 bedroom residential dwelling.

Access

There are currently three accesses shown.

a) A large pair of gates accessing a garden area and hard standing to the rear with a loose gravelled drive
b) A large black gate, set back slightly with a splayed fence in front of the shippen building.
c) A smaller pair of gates accessing the small courtyard of the Lodge.

In section 7 of the Planning Application Statement it refers to the reuse of the existing access.

However, on reviewing the existing and proposed plan 1237/PL/001 Rev B the access appears to be somewhere between accesses a) and b) above (with the left hand side being in line with the North East facing side of the shippen building)

To enable the Local Highway Authority to provide a conclusion, the applicant is required to provide the following information: -

1) A scaled plan of the proposed access that demonstrates visibility splays and is detailed to include:-
    a. A hard bound material from the edge of the highway for a minimum distance of 5m
    b. Any gates should be set back a minimum of 5m and not open towards the highway
    c. The plan should demonstrate that no surface water rain from the development will run onto the road.This should be by highlighting provision for drainage.

2) Provide information on parking provision for The Lodge. The existing dwelling would appear to be using rear access for parking and turning. If the proposal is to utilise the existing

entrance as described above ref c) then the Local Highway Authority are concerned that this lacks adequate visibility and may be too close to the T junction with Drury Lane.

3) The entrance drawing is required to show visibility splays. The LHA would consider 30mph approaching from the north a reasonable 85th percentile assumed speed. Consequently, a visibility splay of 2.4m x 43m to the centre of the lane reasonable to the north. To the south, is the junction with Drury Lane, where the LHA would consider an 8th percentile speed not exceeding 20mph adequate. Consequently, a visibility splay of 2.4m x 25m would be acceptable as a minimum, to the within 0.5m of the nearside channel. Area within these splays should be always maintained free of any obstruction >1m at the applicant's expense. This should be incorporated into an amended updated plan.

Parking

The proposed plan appears to show adequate space for 3 cars confirmed in the submitted statement and includes provision for vehicle turning, so that they can enter and leave the plot in a forward gear.

Can the applicant confirm the number of bedrooms and parking provision for **The Lodge** as this application removes current spaces and existing access to the existing building.

Accessibility

This site is a rural location and has bus stops available 1 mile away on the A525 that are accessible on foot along country lanes with no pedestrian footways. The site is not considered to be in a particularly sustainable location. Secure lockage cycle parking should be highlighted on the proposed plan in accordance with LPG16.

Refuse collection

Can the applicant show refuse storage and a suitable refuse collection point, outside the visibility splays and in a location that allows the bin wagon to park without obstructing the highway. If hardstanding exists across the entrance for the bin wagon to pull in, this is the best way.

Summary

Can the applicant provide an updated plan that demonstrates:

1) Visibility splays (including commitment to maintain free of any obstruction in excess of 1m in height.
2) Construction of the access, hard bound material, and free of gates for the first 5m, with consideration of drainage provision
3) Parking provision for The Lodge with safe access
4) Cycle parking provision (both dwellings)
5) Refuse collection proposal

On receipt of the above the Local Highway Authority will be able to conclude the consultation response.

KWEdwards

Contracts & Engineering Manager

On behalf of Chief Officer, Environment & Technical

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.