MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Tyler Fox
Our Ref:	ET/DC/DB/P/2026/0272	**Your Ref:**	P/2026/0272
Date:	16/06/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS
LOCATION: 34 PEN Y GRAIG ROAD, BRYMBO, WREXHAM, LL11 5AE

I refer to your consultation / email dated 12 May 2026 in respect of the above.

This application is retrospective and relates to provision of 2nr parking spaces.

Whilst provision of offroad parking is beneficial, the applicant is asked to provide the following:-

1) A plan demonstrating that the correct visibility splays are available and a commitment to maintain them as proposed which would then be recorded in any approval. For a 20 mph road the Local Highway Authority would accept 2.0m x 25m to the nearside kerb in both directions. (We can assist with this via email if required)

2) An amended plan with a hard paved surface* in lieu of the loose gravel. The Local Highway Authority object to gravel on the grounds that the gravel overspills onto the highway over time and reduces skid resistance of the road and increases erosion of the tarmac surfacing. * refers to concrete, tarmac, brick paving or similar

3) An aco drain would be required across the back of the adopted highway, in lieu of the grey sets to prevent private surface water run off entering the highway. This would need to be connected to a private surface water drain or soakaway.

4) A condition precluding or preventing construction of a gate within 5m of the highway would be requested.

Subject to receipt of the above, the LHA will be able to conclude with a positive response.

Supplementary Notes

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

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.