MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/PP/P/2025/0878 Res(2)	**Your Ref:**	P/2025/0878
Date:	22/06/2026		

TOWN AND COUNTRY PLANNING ACT 1990

CAIS AMLINELLOL AR GYFER CODI ANNEDD (YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) / OUTLINE APPLICATION FOR ERECTION OF DWELLING (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED)

LAND ADJACENT TO THE COTTAGE, GREEN LANE, HALTON, CHIRK, WREXHAM, LL14 5BG

I refer to your consultation / email dated 15/06/2025 including revised layout plan (Drg. No. 1011/001 Rev A) in respect of the above.

Access

The proposed development site is located on Green Lane which is a classified, typically narrow, rural road subject to a 60mph speed limit. However, the LHA estimate typical vehicle speeds at around 25mph given the geometry of the road.

Based on typical speeds of 25mph, any proposed / existing access would require visibility splays of 2.0 x 33m in both directions measured to the nearside edge of the adjoining highway in the northerly direction and to the centreline of the adjoining highway in the southerly direction. Visibility can be permitted to the centreline of the adjoining highway in the southerly direction given the narrow nature of the lane.

The submitted layout plan (Drg. No. 1011/001 Rev A) indicates proposed splays of 2.0 x 34.1m in the northerly direction measured to the nearside edge and 2.0 x 33m in the southerly direction measured to the centreline of the adjoining highway. The provision of the required splay in the southerly direction will require the lowering / removal of part of the existing boundary fence / brick pillars / vegetation. The above detail has been indicated on the submitted layout plan which is considered acceptable.

Any proposed access will also require the following:-

- Hard bound paving for a minimum distance of 5m behind the adjoining highway.
- No gates to be erected within 5m of the adjoining highway (preferably no gates).
- An Aco drain or similar to intercept any private surface water run-off (where the access falls

towards the highway).

- Closure of the existing access at the northern end of the site.

The above detail has been indicated on the submitted layout plan which is considered acceptable.

The applicant will require s.184 / 171 consent to construct the new access and close up the existing access. (see note).

Parking & Turning Provision (Reserved Matter)

The LHA have no recommendations at this stage given layout is a reserved matter.

Conclusion

In conclusion, the LHA have no objections in principle to the proposed development and recommend any permission includes the following conditions (in respect of access only):-

ZJ19 VISIBILITY SPLAYS (NEARSIDE AND CENTRELINE)
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 34 metres to the north measured to the nearside edge of the adjoining highway and 2.0 metres x 33 metres to the south measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ07 ACCESS SURFACE (5 metres)
043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ09 NO GATES WITHIN 5 METRES
033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF
026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

ZJ02 ACCESS TO BE CLOSED PRIOR TO USE OF ALTERNATIVE ACCESS
026R The existing vehicular access as shown on approved plan no. @@@ shall be permanently closed up prior to first use of the new vehicular access hereby approved.

ZJ39 VERGE CROSSING
026R Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Note to Applicant

VERGE CROSSING LICENCE

A licence should be obtained (as required by section 184 / 171 of the Highways Act 1980) from the Highway Authority in order to cross the verge at the new access position and close up / reinstate the existing access point. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

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