MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Tyler Fox
Our Ref:	ET/DC/PP/P/2026/0356	**Your Ref:**	P/2026/0356
Date:	26/06/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS

LOCATION: 82 STRYT LAS, RHOSLLANERCHRUGOG, WREXHAM, LL14 2HF

I refer to your consultation / email dated 19/06/2026 in respect of the above.

Access

The proposed development site is located on Stryt Las which is a classified, residential road subject to a 20mph speed limit.

Any proposed / existing access would normally require visibility splays of 2.0 x 25m in both directions in accordance with Manual for Streets. Visibility from the proposed access is achievable providing splays in excess of the above requirements.

A dropped kerb vehicular crossing will need to be constructed along the site frontage to form a suitable access.

It is noted that the submitted plan indicates a 2m wide existing footway. The existing footway is only 1.5m wide.

Parking & Turning Provision

The property currently has no approved off road parking provision and it is assumed that the applicant is parking on the highway fronting the property. The proposed development would provide 1 no. off road parking spaces at the property which would reduce the demand for on-street parking along this section.

Given the limited size of the plot frontage, it is not feasible to provide an off road turning facility within the curtilage of the site. However, there are numerous accesses in the immediate vicinity which do not provide a turning facility.

Given that there are a number of accesses in the immediate vicinity that have similar shortcomings to the proposed access, the LHA raise no objections in this instance.

The LHA have no objections to the proposed development subject to the following conditions:-

CONDITIONS

ZJ41 026R **GENERAL LAYOUT**
Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) ----------.

NONSTD 038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ13 026R E05NA **DROPPED KERB VEHICULAR CROSSING**
The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing.

ZJ07 043R **ACCESS SURFACE (5 metres)**
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.

NONSTD 033R **NO GATES**
There shall be no gates or other means of enclosure across the vehicular access point.

Supplementary Notes

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

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