MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Tyler Fox
Our Ref:	ET/DC/PP/P/2025/0314 Res(2)	**Your Ref:**	P/2025/0314
Date:	08/07/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ADEILADU CLAMP SILWAIR GYDA THO / CONSTRUCTION OF SILAGE CLAMP WITH ROOF

LOCATION: CEFN UCHAF, NANTYR, LLANGOLLEN, LL20 7DF

I refer to your consultation / email dated 24/06/2025 including revised plans (Drg. Nos. PA06 & PA08) in respect of the above.

General

The proposed development comprises the erection of a silage clamp served by a new access.

Access

The proposed development is located on a narrow, rural, classified road subject to a 60mph speed limit. However, the LHA would estimate typical speeds at being around 25mph given the geometry of the road along this section. Based on typical speeds of 25mph, any proposed / existing access would require visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway. Visibility can be relaxed to the centreline of the road given the limited carriageway width along this section.

The submitted plans indicate proposed visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway which is considered adequate.

Any proposed access will require the following:-

- Visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway.
- Minimum 10m of hard bound paving.
- No gates within 10m of the adjoining highway (or greater dependent on maximum size / length of vehicle accessing the site.
- Details of proposed gradient of access

- 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.

The submitted plans indicate the above details which is considered acceptable.

Parking & Turning Provision

Adequate parking & turning provision will need to be provided within the curtilage of the site.

The submitted layout plan (Drg. No. PA/06) indicates adequate parking and turning provision within the curtilage of the site.

Construction Traffic Management Plan (including details of contractor parking)

If the application is supported, the LHA would recommend that the applicant submits a Construction Traffic Management Plan including details of contractor parking for further approval. This could be included as a planning condition.

In conclusion, the LHA have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT
026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. **@@@**

ZJ16 VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions 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 nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ08 ACCESS SURFACE (10 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 10 metres behind the adjoining highway.

ZJ09A NO GATES WITHIN 10 METRES
033R There shall be no gates or other means of enclosure across the vehicular access point within 10 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.

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.

ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

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. 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 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