MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/AC/P/2025/0638 Response 4	**Your Ref:**	P/2025/0638
Date:	20/07/2026		

Town and Country Planning Act, 1990

PROPOSAL: ERECTION OF REPLACEMENT INDUSTRIAL BUILDING / CODI ADEILAD DIWYDIANNOL YN LLE

LOCATION: R AND R ENGINEERING WORKSHOP, OAK ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9RG

With reference to the above planning application.

Following a review of the submitted *Proposed Site Access, Geometrics & Vehicle Tracking* drawings (RNW-BML-XX-XX-DR-C-1005 P02), the Local Highway Authority (LHA) provides the following comments.

Visibility Splays
The applicant has submitted revised visibility splays based on the posted 30mph speed limit on Oak Road. The submitted drawing demonstrates 2.4m x 90m visibility splays in both directions, in accordance with the requirements of guidance set out in DMRB. The applicant has also clarified that the visibility splays can be achieved and maintained free from obstruction. As such, the previous concerns regarding the accuracy and deliverability of the visibility splays have been satisfactorily addressed.

Access Arrangement
The previously submitted swept path analysis and access geometry remain acceptable and is deemed acceptable due to the anticipated low level of HGV movements associated with the development.

Gate Operation
The applicant has confirmed on drawing RNW-BML-XX-XX-DR-C-1005 Rev P02 that the entrance gates will be maintained in an open position during operational hours. This ensures that vehicles will not be required to wait on Oak Road whilst the gates are opened and addresses the LHA's previous concerns regarding vehicle queuing and obstruction of the public highway.

Conclusion
The additional information submitted by the applicant has satisfactorily addressed the outstanding highway concerns previously raised by the LHA. In particular:

- Appropriate visibility splays have been demonstrated for the posted 30mph speed limit.

- The visibility splays are considered achievable and capable of being maintained free from obstruction.
- The applicant has confirmed that the gates will remain open during operational hours, preventing vehicles from waiting on the public highway.
- The access geometry remains acceptable for the expected level of traffic and HGV movements associated with the development.

Accordingly, the Local Highway Authority raises no objection to the proposal on highway grounds.

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
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 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.