MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Stuba
Our Ref:	ET/DC/PP/P/2026/0413	**Your Ref:**	P/2026/0413
Date:	21/07/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CAIS AMLINELLOL AR GYFER ADEILADU ANNEDD MENTER WLEDIG (CADW POB MATER) / OUTLINE APPLICATION FOR ERECTION OF RURAL ENTERPRISE DWELLING (ALL MATTERS RESERVED)

LOCATION: GARREG LLWYD, FRONCYSYLLTE, LLANGOLLEN, LL20 7RY

I refer to your consultation / email dated 10/07/2026 in respect of the above.

General

The proposal comprises the erection of a rural enterprise dwelling. The application is outline with all matters reserved. The LHA therefore make the following general comments:-

Access (reserved matter)

The proposed development site is located on a narrow, rural, classified road subject to a 60mph speed limit. However, the LHA estimate typical vehicle speeds at being around 20mph given the geometry of the road along this section.

Based on typical speeds of 20mph, any proposed / existing access would require visibility splays of 2.4m x 25m in both directions measured to the centreline of the adjoining highway. Visibility can be permitted to the centreline the road given the limited carriageway width along this section.

Visibility from the existing / proposed access is inadequate providing splays of approximately2.4 x 20m in both directions measured to the centreline of the adjoining highway. Visibility is impeded in both directions by the existing boundary wall / fencing.

The LHA recommends the applicant carries out improvements to the access to provide the required visibility splays.

The existing access is approximately 17m wide reducing to 5.5m wide at 6.9m behind the edge of carriageway where the access is gated. The access is surfaced with loose bound materials. The access falls towards the adopted highway.

The LHA recommends the applicant modifies the access as follows:-

- Surfacing of access with hard bound materials for a minimum distance of 10m behind the adjoining highway.

- No gates within 10m of the adjoining highway.

- Installation of Aco drain or similar across the access to intercept any private surface water run-off.

Such details will need to be indicated on a suitably scaled plan.

Parking & Turning Provision (reserved matter)

Adequate parking & turning provision will be required for the property in accordance with LPGN 16 requirements. Such details will need to be indicated on a suitably scaled plan.

Cycle Parking /Storage

Adequate cycle parking / storage will be required in accordance with LPGN 16 / Active Travel Guidance requirements. Such details will need to be indicated on a suitably scaled plan.

Construction Phase

Given the narrow nature of the roads leading to the site along with limited passing places, **the LHA recommends the applicant liaises with the WCBC Traffic Section in respect of construction / delivery vehicles accessing the site along with any required traffic management measures / signage.**

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