MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Lauren Rowlinson
Our Ref:	ET/DC/PP/P/2026/0363	**Your Ref:**	P/2026/0363
Date:	21/07/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS

LOCATION: 13 GROESFAN, PEN-Y-CAE, WREXHAM, LL14 2RP

I refer to your consultation / email dated 30/06/2026 in respect of the above.

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

Based on speeds of 20mph, any proposed / existing access would require visibility splays of 2.0 x 25m in both directions in accordance with Manual for Streets. Visibility from a central position along the site frontage is adequate providing splays in excess of the above requirements. However, it is not clear from the submitted plans, the precise layout of the driveway / parking spaces. **The LHA recommends the applicant provides a suitably scaled plan indicating the extent of the proposed driveway / parking spaces in accordance with LPGN 16 requirements (including annotated dimensions) including the proposed visibility splays.**

Any proposed access / driveway will require the following:-

- Surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

- No gates or other means of enclosure across the vehicular access point.

- 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.

- Any approved access shall take the form of a dropped kerb vehicular crossing. The applicant will require s.184 / 171 consent to construct the access.

Note:

- A single driveway will require a minimum width of 3.2m and minimum depth of 4.8m.
- A double driveway will require a minimum width of 5.6m and minimum depth of 4.8m.

The LHA recommends the applicant indicates the above details on a revised layout plan (including annotated dimensions).

Parking & Turning Provision

The existing property currently has no existing off road parking provision. The provision of off road parking at the property would potentially reduce the demand for on-street parking along this section.

Parking provision will need to comply with LPGN 16 requirements. However, it is not clear from the submitted plans, the precise layout of the driveway / parking spaces. **The LHA recommends the applicant provides a suitably scaled plan indicating the extent of the proposed driveway / parking spaces in accordance with LPGN 16 requirements (including annotated dimensions).**

Turning provision would normally be required at the property. However, given that the prevailing speed limit is 20mph and not all other neighboring properties have adequate turning provision, the lack of turning provision in this instance would be considered acceptable.

Conclusion

In conclusion, the LHA request the following information:-

- **Visibility**

  Based on speeds of 20mph, any proposed / existing access would require visibility splays of 2.0 x 25m in both directions in accordance with Manual for Streets. Visibility from a central position along the site frontage is adequate providing splays in excess of the above requirements. However, it is not clear from the submitted plans, the precise layout of the driveway / parking spaces. **The LHA recommends the applicant provides a suitably scaled plan indicating the extent of the proposed driveway / parking spaces in accordance with LPGN 16 requirements (including annotated dimensions) including the proposed visibility splays.**

- **Access Details**

  Any proposed access / driveway will require the following:-

  - Surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of
    5 metres behind the adjoining highway.

  - No gates or other means of enclosure across the vehicular access point.

  - 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.

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- **Parking Provision**

  Parking provision will need to comply with LPGN 16 requirements. However, it is not clear from the submitted plans, the precise layout of the driveway / parking spaces. **The LHA recommends the applicant provides a suitably scaled plan indicating the extent of the proposed driveway / parking spaces in accordance with LPGN 16 requirements (including annotated dimensions).**

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