MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/DB/P/2025/0949 Response 2	**Your Ref:**	P/2025/0949
Date:	22/07/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: TROSI ADEILAD AMAETHYDDOL YN ANNEDD BRESWYL / CONVERSION OF AGRICULTURAL BUILDING TO RESIDENTIAL DWELLING
LOCATION: THE LODGE, DRURY LANE, TYBROUGHTON, WHITCHURCH, SY13 3BE

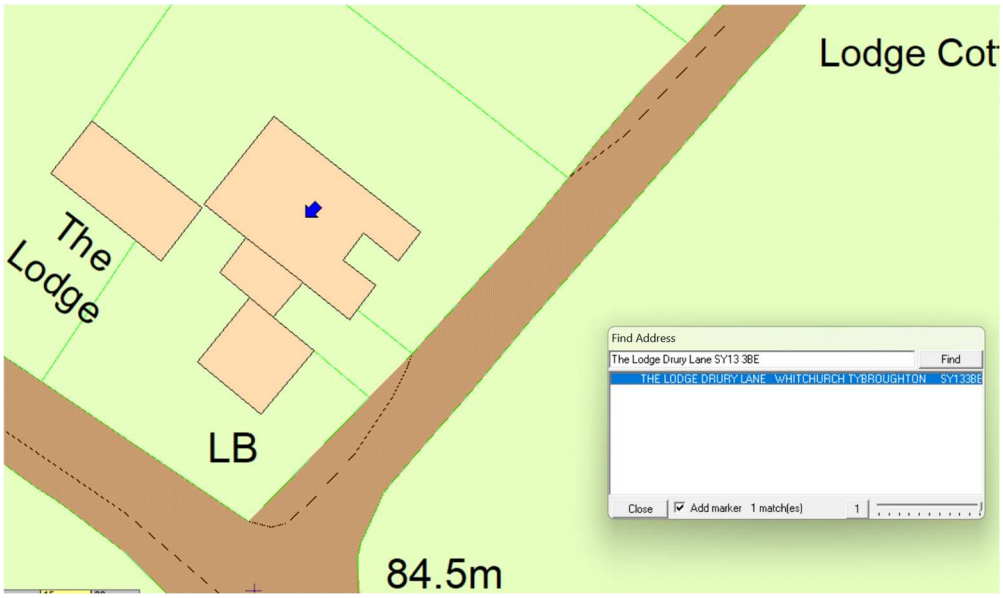
I refer to your consultation / email dated 19/12/2025 in respect of the above.

This application relates to conversion of existing agricultural farm buildings into a single 3-bedroom residential dwelling.

The LHA acknowledges receipt of the further information and clarification on 22/06/26 responding to queries raised 29/05/26.

1. Visibility splays noted
2. Amended plan confirming hard paved area and no gate notes.

The LHA request a detail of the cobbles that are bound but permeable. This could be considered with a suitably worded condition requesting a specification and detail for approval prior to occupation. As noted in the first response it is important to ensure that no private surface water run off adds to the road drainage.
The LHA records indicate the layby area is within the adopted boundary (refer to the image below). The applicant would be requested to enter into an agreement with the LHA such as a section 184. Contact details are included within the guidance notes below.



Other matters:

- Comments noted regarding the existing accesses to the Lodge are outside the remit of this application, on a practical level, the LHA would ask the resident of the Lodge to maintain the hedgerows to a standard that maximises visibility close to the bend, whilst respecting ecological requirements/legislation.
- Cycle provision noted.
- Refuse access noted and would be considered as part of agreeing the surfacing and driveway detail.

Summary

The LHA raise no objection to this application **subject to provision of a suitably worded condition requesting provision of a hard bound material specification that considers drainage to safeguard the highway from taking private surface water run off.** Clarification is required from the applicant, is the reference to loose laid granite or brick sets with open joints as opposed to cobbles bound in a mortar or bituminous product? Evidence is required that the ground is suitable for infiltration to absorb rainwater.

The location of the edge of the highway surface should be agreed on site prior to construction of the driveway, and tie in detail/kerb agreed.

Suggested Conditions:

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.
ZJ10 039R E05NA	**ACCESS APPROVED AS PART OF APPLICATION** Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plan no. @@@@. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.

KWEdwards

Contracts & Engineering Manager

On behalf of 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 184/171 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.