# MEMORANDUM

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| **From:** | Chief Officer, Environment & Technical | **To:** | Chief Officer Economy & Planning |
| | | **FAO:** | Sharon Holman |
| **Our Ref:** | ET/DC/PP/P/2026/0406 | **Your Ref:** | P/2026/0406 |
| **Date:** | 23/07/2026 | | |

**TOWN AND COUNTRY PLANNING ACT 1990**

**PROPOSAL: ADEILADU ADEILAD AMAETHYDDOL / ERECTION OF AGRICULTURAL BUILDING**

**LOCATION: HINWIL HOUSE, HOLT, WREXHAM, LL13 9SW**

I refer to your consultation / email dated 21/07/2026 in respect of the above.

The proposed development site is located on the A534 Wrexham Road which is a classified road subject to a 60mph speed limit.

Any proposed / existing access would require visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from this existing access is adequate in the south westerly direction providing a splay in excess of 2.4 x 215m measured to the nearside edge of the adjoining highway. However, visibility in the north easterly direction is inadequate providing a splay of approximately 2.4 x 100m measured to the nearside edge of the adjoining highway. Visibility is impeded in the north easterly direction by the existing hedgerow.

The existing access appears to be shared by 2 existing dwellings plus the farm itself. The existing access is approximately 11.7m wide reducing to 5.3m wide at 8.4m behind the edge of carriageway. The access is gated at this point. The access is surfaced with loose bound materials.

The access would benefit from being surfaced with hard bound materials for a minimum distance of 10m behind the highway boundary.

The LHA would not normally support any proposed development that is likely to result in any significant increase in vehicle movements through this substandard access. However, it is understood that the proposed building is simply required to accommodate the storage of farm machinery and cattle feed. On this basis, it is assumed that there will be no significant increase in vehicle movements at the site therefore the LHA raise no objections on highway grounds

**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.*

K W Edwards

Contracts & Engineering Manager

On behalf of Chief Officer, Environment & Technical