MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/PP/P/2026/0436	**Your Ref:**	P/2026/0436
Date:	27/07/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: RHYDDHAU AMOD 4 (TIRLUNIO), 6 (DATGANIAD O DDULLIAU COEDYDDIAETH), 7 (GOLEUADAU) A 10 (ARWYDDION A MARCIAU FFORDD) CANIATÂD CYNLLUNIO P/2025/0958 / DISCHARGE OF CONDITIONS 4 (LANDSCAPING), 6 (ARBORICULTURAL METHOD STATEMENT), 7 (LIGHTING) AND 10 (SIGNAGE AND ROAD MARKINGS) OF PLANNING PERMISSION P/2025/0958

LOCATION: COACH HOUSE, CHESTER ROAD, GRESFORD, WREXHAM, LL12 8PP

I refer to your consultation / email dated 23/07/2026including revised layout plan (Drg. No. in respect of the above.

CONDITION 10 – Signage & Road Markings

The LHA recommend the following :-

Access off Chester Road

The LHA recommends:-

I mewn yn unig / Entry Only with no entry sign on back mounted on upright sign posts. Both signs to be double sided on both sides of the entrance (not shown).

Remove entrance wording on road at entrance.

One Way internal road

White Arrows on road surface plus “unffordd / one way” with white arrow signs mounted on sign posts at suitable locations within site.

Details appear acceptable.

Exit onto internal access road serving care home

Allan yn unig / Exit Only with no entry sign on back mounted on upright sign posts. Both signs to be double sided on both sides of the entrance (not shown).

Remove exit wording on road at exit.

Note: All signage to be Welsh over English and located within private land. Signs must not impede visibility at internal exit.

The LHA recommend the above details are indicated on a revised layout plan.

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


I mewn yn unig
Entry only


Allan yn unig
Exit only




UNFFORDD
ONE WAY