Sent: 04 August 2026 21:00
Subject: P/2026/0142 - Reserved Matters at Land to the rear of 5 Queen Street, Queen Street, Rhosllanerchrugog

Dear Tyler

I have examined the planning portal and note some items requiring additional information and comment as follows:-

Highways

As the engineer has noted, the property has vehicular access directly onto an unadopted road which already provides access to a number of properties.

The site access is existing with 2 no. solid gates 1.8m (h) opening inwards and 1.8m vertical lapboard fencing securing the site. Behind the public footpath and the eastern boundary is a strip of open scrubland with self-set trees and bushes. In all none of the fencing and gates are causing legislative highway issues in order to enter and exit the site which was continually in previous use as a sub station entrance. It is therefore requested that the condition restricting heights to 1m is amended to 1.8m for security and privacy reasons i.e. children on site.

I note the engineer's comments regarding a turning area on site and to accommodate this facility the property has been 'handed' on plans to accommodate turning provision (see plan no. 71459:1001 Rev A – Proposed Block Plan).

I understand the engineer's concerns with reference to the footpath, however all vehicles, pedestrians and cyclists will be travelling at a very slow speed especially as the footpath is terminated with a kissing gate, probably installed for this purpose! The footpath is poorly maintained by the Councils Policies Rights of Way team as can be seen from the attached photograph (Entrance and Public Footpath) and reducing my clients existing fencing will be of no benefit.

The Highways Standard Advisory Notes have been passed to my client and will be adhered to where necessary although many do not apply to my client's development.

Natural Resources Wales

As commented the proposed foul drainage from the single-family house will discharge to the Welsh Water sewer manhole within the unadopted road outside the site. The foul discharge is less than 2 cu.m/day which can be accommodated by the Welsh Water Five Fords treatment works and will not lead to any detrimental phosphorous impact to the River Dee and Bala Lake Catchment.

I understand there is currently an investigation on-going by NRW as to whether the Lower Dee is in fact above the pollution standards set by NRW. It is further considered the Council would have 'screened' the application at Outline Approval Stage.

Protected Species

The site is covered between boundaries with hardcore and there is no likelihood of protected species being present and therefore the proposal will not affect set environmental standards. Works to the surface material on site had been carried out prior to the purchase of the site by my client.

Surface Water

Surface Water from roof and impervious area will discharge to a surface water drainage system as shown on drawing no. 71459:1005 Rev A – Proposed Drainage. The system will drain to a SUD's 500 litre holding tank for domestic use with an overflow outlet connected to the existing:-

I. Welsh Water combined sewer system.

II. Alternative residual run-off to an infiltration soakaway.

The proposed foul drainage system is also shown on the drainage plan. Should approval be granted, prior to commencement of work a Section 104 between my client and Welsh Water will be entered into.

Caravan

It is requested that the planning application will include the siting of a temporary static / tourer caravan be located on site for the duration of the build for the family. It is advised this would be permitted development within these circumstances.

Plans

Due to the proposed property being repositioned on site, additional updated plans have been attached to cover the revised Floor Plans and Elevations.

If you have any further queries, then please do not hesitate to contact me.

Kind Regards
Trevor Mennell Planning