

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO:	Sarah Stuba
Our Ref:	ET/DC/PP/P/2024/0222 Res(5)	Your Ref:	P/2024/0222
Date:	21/08/2026		

TOWN AND COUNTRY PLANNING ACT 1990

CODI UNED AMAETHYDDOL GYDAG ADRAN STABL CYSYLLTIEDIG / ERECTION OF AGRICULTURAL UNIT WITH ANCILLARY STABLING SECTION

LAND OFF BRYMBO ROAD BWLCHGWYN WREXHAM

Grid Ref: E 327454.8 N 353279.8

I refer to your consultation / email dated 17/08/2026 including submitted plans (Drg. Nos. 1, 2 & 3 - dated 13/08/2026) in respect of the above

Access

The proposed development site is located on a rural, classified road subject to a 60mph speed limit. However, I would estimate typical speeds at being no more than 40mph for vehicles approaching from the west and around 30mph for vehicles approaching from the east given the geometry of the road.

Based on typical speeds of 40mph, any proposed / existing access would require visibility splays of 2.4 x 120m measured to the nearside edge of the adjoining highway in accordance with TAN 18. Based on typical speeds of 30mph, any proposed / existing access would require visibility splays of 2.4 x 43m measured to the nearside edge of the adjoining highway.

Visibility from the existing field entrance / proposed access is adequate in the easterly direction providing a splay in excess of 2.4 x 43m measured to the nearside edge. However, visibility in the westerly direction is inadequate providing a splay of approximately 2.4 x 60m measured to the nearside edge. Visibility is impeded in the westerly direction by the existing verge vegetation / embankment.

The LHA would be unable to support any proposed development that would result in any significant increase in vehicle movements utilizing this sub-standard access.

The submitted plan (Drg. No. 2) appears to indicate proposed visibility splays from the new access. **However, the LHA recommends the applicant submits a revised plan including annotated dimensions of splays, visibility envelope heights at access point and object height.**

There is a significant difference in levels between the carriageway and development site along this section. Any proposed works to form the access and provide the required visibility splay(s) may well require some form of retaining wall along with appropriate drainage measures to retain the ground and prevent any private surface water run-off from flowing onto the adjoining highway. **The LHA recommend that appropriate details / plans including cross sections (at 90 deg to the carriageway and along the site frontage at incremental distances of 10m in both directions for a distance of 10m behind the carriageway edge at each point to the ends of the required visibility splays) indicating the above proposals are submitted for further consideration.** The submitted plans (Drg. Nos. 1, 2 & 3) do not include this detail.

The proposed visibility splays will need to be indicated on these plans in accordance with TAN 18 / DMRB & MFS requirements. Any existing obstructions to visibility including hedges / trees will need to be indicated on these plans. The submitted plans (Drg. Nos. 1, 2 & 3) do not include this detail. Any engineering works required to the existing highway verge / embankment will require a s.278 agreement.

Traffic Generation

I understand the proposed stables are intended for personal use and not livery or business use. **This could be included as a planning condition if the application is supported.**

The LHA recommends the applicant submits further details on what the existing land is used for and the level of existing daily vehicle movements generated through the existing access. The LHA recommend the applicant provides details of the anticipated daily vehicle movements the proposed development will generate.

General Layout

The LHA previously recommended the applicant indicates any proposed access improvements at the site on a suitably scaled layout plan as follows:-

- The full extent of the proposed / required splays as detailed above, measured to the nearside edge of the nearside edge of the adjoining highway.
The submitted plan (Drg. No. 2) appears to indicate proposed visibility splays from the new access. **However, the LHA recommends the applicant submits a revised plan including annotated dimensions of splays, visibility envelope heights at access point and object height.**
- Gates to be setback a minimum distance of 10m behind the adjoining highway.
Submitted plan (Drg. No. 2) indicates this detail.
- Minimum access width of 4.8m for the first 10m behind the highway boundary.
Submitted plan (Drg. No. 2) indicates this detail.
- Access to be paved with hard bound materials for a minimum distance of 10m behind the highway boundary (currently unsurfaced).
Submitted plan (Drg. No. 2) indicates this detail.
- Installation of an ACO drain or similar across the proposed access to intercept any private surface water run-off.
Submitted plan (Drg. No. A02A) indicates this detail.

- Access to have maximum gradient of 1:12.
Submitted plan (Drg. No. 3) does not indicate this detail (Gradient of 1:10 indicated)
- There is a significant difference in levels between the carriageway and development site along this section. Any proposed works to form the access and provide the required visibility splay(s) may well require some form of retaining wall along with appropriate drainage measures to retain the ground and prevent any private surface water run-off from flowing onto the adjoining highway.

The LHA recommend that appropriate details / plans including cross sections (at 90 deg to the carriageway and along the site frontage at incremental distances of 10m in both directions for a distance of 10m behind the carriageway edge at each point to the ends of the required visibility splays) indicating the above proposals are submitted for further consideration. The submitted plans (Drg. Nos. 1, 2 & 3) do not include this detail.

- Details indicating parking and turning arrangements for tractor / trailer and 4 x 4s plus horsebox at the stables including parking & turning area dimensions. A minimum 12m diameter turning circle would need to be provided to facilitate turning.
Revised plan (Drg. No. A02) indicates this detail.

The LHA recommends the applicant addresses the above issues on revised layout plans.

Conclusion

In conclusion, the LHA request the following information:-

- Access

The submitted plan (Drg. No. 2) appears to indicate proposed visibility splays from the new access. **However, the LHA recommends the applicant submits a revised plan including annotated dimensions of splays, visibility envelope heights at access point and object height.**

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- Traffic Generation

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The LHA recommends the applicant addresses the above issues on revised layout plans.

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 asked 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 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 from 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