MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Lauren Rowlinson
Our Ref:	ET/DC/PP/P/2026/0363 Res(2)	**Your Ref:**	P/2026/0363
Date:	21/08/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS

LOCATION: 13 GROESFAN, PEN-Y-CAE, WREXHAM, LL14 2RP

I refer to your consultation / email dated 17/08/2026 and submitted sketch / photograph in respect of the above.

The proposed development site is located on Groesfan which is a classified, residential road subject to a 20mph speed limit.

Based on speeds of 20mph, any proposed / existing access would require visibility splays of 2.0 x 25m in both directions in accordance with Manual for Streets.

The submitted sketch / photograph indicates that the full frontage will be utilized as a double space driveway which is considered acceptable. Visibility from a central position along the site frontage is adequate providing splays in excess of the above requirements. However, visibility has not been indicated correctly.

Any proposed access / driveway will require the following:-

- Surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

- No gates or other means of enclosure across the vehicular access point.

- No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

- Any approved access shall take the form of a dropped kerb vehicular crossing. The applicant will require s.184 / 171 consent to construct the access.

Note:

- A single driveway will require a minimum width of 3.2m and minimum depth of 4.8m.

- A double driveway will require a minimum width of 5.6m and minimum depth of 4.8m.

The above details have been indicated on the submitted sketch / photograph

Parking & Turning Provision

The existing property currently has no existing off road parking provision. The provision of off road parking at the property would potentially reduce the demand for on-street parking along this section.

Parking provision will need to comply with LPGN 16 requirements. The submitted sketch / photograph indicates that the full frontage will be utilized as a double space driveway which is considered acceptable.

Turning provision would normally be required at the property. However, given that the prevailing speed limit is 20mph and not all other neighboring properties have adequate turning provision, the lack of turning provision in this instance would be considered acceptable.

In conclusion, the LHA have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41 **GENERAL LAYOUT**
026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. **@@@**

NONSTD **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ11 **ACCESS WIDTH**
039R The vehicular access hereby approved shall be a minimum width of 5.6 metres.

ZJ07 **ACCESS SURFACE (5 metres)**
043R 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.

ZJ09 **NO GATES**
033R There shall be no gates or other means of enclosure across the vehicular access point.

ZJ46 **NO PRIVATE SURFACE WATER RUN OFF**
026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

ZJ13 **DROPPED KERB VEHICULAR CROSSING**
026R The vehicular access(es) hereby approved shall take the form of a dropped kerb
E05NA vehicular crossing.

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