MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Lauren Rowlinson
Our Ref:	ET/DC/PP/P/2026/0523	**Your Ref:**	P/2026/0523
Date:	25/08/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: FFURFIO MYNEDFA NEWYDD I GAE AMAETHYDDOL A GWAITH CYSYLLTIEDIG / FORMATION OF NEW AGRICULTURAL FIELD ACCESS AND ASSOCIATED WORKS

LOCATION: YEW TREE FARM, PEN-Y-CAE, WREXHAM, LL14 1UW

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

General

The proposed development comprises the construction of a new agricultural access off a rural, classified road (Ty Canol Road).

Access

The proposed access is located on Ty Canol Road which is a rural, classified road subject to a 60mph speed limit. However, the LHA estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Based on typical speeds of 25mph, any proposed / existing access would require visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway.
The submitted layout plan (Drg. No. 82830 / GH / 005) indicates a splay of 2.4 x 43m measured to the nearside edge in the southerly direction which is considered adequate. However, the proposed splay of 2.4 x 18m measured to the nearside edge in the northerly direction is considered inadequate. **The LHA recommends the applicant provides a revised layout plan indicating the required splays detailed above.**

Adequate forward visibility will also be required providing a stopping sight distance (SSD) of 33m for vehicles travelling north to vehicles waiting to turn right onto the access. The required splay has not been indicated correctly on the submitted plan. **The LHA recommends the applicant provides a revised layout plan indicating the required splay.**

Any proposed access will require the following:-

- Minimum 10m of hard bound paving.
  Detail indicated on plan which is acceptable.

- No gates within 10m of highway boundary.
  Detail indicated on plan which is acceptable.

- An Aco drain or similar where the access falls towards the highway.
  Detail indicated on plan which is acceptable.

- Adequate Access Width to accommodate tractor plus trailer
  5.5m wide access with 1:20 gradient indicated on plan which is acceptable.

Parking / Turning Provision

It is assumed that all vehicles entering the site will be agricultural vehicles which will park and turn within the field itself.

Public Footpath

Public Footpath No.24 - Penycae is located opposite the development site and should not be interfered with / impacted on by the development. The LHA recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

Conclusion

In conclusion, the LHA requests the following information:-

- **Access**

  The proposed access is located on Ty Canol Road which is a rural, classified road subject to a 60mph speed limit. However, the LHA estimate typical vehicle speeds at being around 25mph given the geometry of the road.

  Based o typical speeds of 25mph, any proposed / existing access would require visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway.
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  Adequate forward visibility will also be required providing a stopping sight distance (SSD) of 33m for vehicles travelling north to vehicles waiting to turn right onto the access. The required splay has not been indicated correctly on the submitted plan. **The LHA recommends the applicant provides a revised layout plan indicating the required splay.**

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant:

Public Footpath No.24 - Penycae is located opposite the development site and should not be interfered with / impacted on by the development. The LHA recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

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