MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Tyler Fox
Our Ref:	ET/DC/DB/P/2026/0370	**Your Ref:**	P/2026/0370 & Appeal Ref CAS-05271-J9V4H1
Date:	07/09/2026		

TOWN AND COUNTRY PLANNING ACT 1990

CAS-05271-J9V4H1 - 39 Clifton Avenue, Brymbo, Wrexham, Clwyd, LL11 5FS - P/2026/0370

I refer to your consultation / email dated 03/09/2026 in respect of the above.

The LHA have reviewed the submitted D&A statement and proposed plan, noting reference to improvements made after comparing it with the previous proposal and appeal

It is noted that the applicant has provided a single parking space to replace the two spaces over which the garage/workshop is proposed.

The estate/site as originally approved included provision of 2 parking spaces for a 3 bedroomed dwelling, in accordance with the maximum requirements of LPG16 given that the location is not a sustainable city centre location.

The Local Highway Authority are keen to maintain 2 spaces (excluding the garage) in locations such as this as overspill parking tends to utilise turning heads for parking or creates obstructions on the estate road.

This restricts the ability for refuse collection HGV wagons at 11.5m long to turn. This also applicable with regards to emergency services vehicles and delivery wagons.

Consequently, the LHA maintain a consistent response and object to any reduction in parking below the standards referred to above.

Should the Local Planning Authority or PEDW Inspector be minded to overrule the Local Highway Authority's objection, the Local Highway Authority requests that the proposed single parking space at the front of the site be shown on an amended plan with appropriate vehicle and pedestrian visibility splays.
To achieve the required visibility, the existing fencing would need to be removed or reduced to a height of no more than 1 metre, thereby enabling drivers to see vehicles approaching along Clifton Avenue. The amended drawing should demonstrate visibility splays of 2.0m x 25.0m, measured to the nearside kerb.

There is reference to an inspection pit, which if the proposal is approved, and the excavation falls within a 45 deg angle of repose from the back edge of the highway footpath kerb, an Approval In

Principle application would be required for the approval of the Highways Authority Structural Engineer.

KWEdwards

Contracts & Engineering Manager
On behalf of Chief Officer, Environment & Technical

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.