MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Stuba
Our Ref:	ET/DC/AC/P/2025/0673	**Your Ref:**	P/2025/0673
Date:	10/09/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: DYMCHWEL ANNEDD BRESENNOL A CHODI ANNEDD NEWYDD / DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

LOCATION: TANYFFORDD, RUTHIN ROAD, BWLCHGWYN, WREXHAM, LL11 5UU

With reference to your consultation regarding the above proposal, and further to the previous Local Highway Authority (LHA) response dated 28th July 2026.

The applicant has provided the additional information requested in respect of parking and turning provision within the site. This information comprises revised drawings and vehicle-tracking details demonstrating the manoeuvrability of vehicles, including emergency service vehicles, within the proposed development.

The additional drawings and vehicle-tracking information have now been reviewed by the LHA. The submitted details show a total of three parking spaces will be provided for the dwelling and one space for the annex. This is in accordance with Local Planning Guidance Note 16: Parking Standards.

Swept path assessments are shown on the proposed block plan and demonstrate that an ambulance is able to enter the site, manoeuvre within the proposed turning area and exit in a forward gear without impacting on the proposed car parking bays. Whilst this requires a multi-point turning manoeuvre, the tracking confirms that vehicles would not be required to reverse directly onto the A525, thereby addressing the LHAs outstanding concerns in respect of highway safety.

Summary
Having reviewed the submitted information, the LHA is satisfied that adequate parking and turning provision can be accommodated within the site to serve both the replacement dwelling and the annexe. The final outstanding matter raised during the consultation process has therefore been satisfactorily addressed, and no objection is now raised on highway grounds.

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 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.