MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/DB/P/2026/0536	**Your Ref:**	P/2026/0536
Date:	14/09/2026		

Town and Country Planning Act 1990

PROPOSAL: EHANGU'R FYNEDFA BRESENNOL DRWY GIATIAU AR GYFER MYNEDIAD I GERBYDAU / WIDENING OF EXISTING GATED ACCESS TO FORM VEHICULAR ACCESS

LOCATION: 7 FAIRY ROAD, WREXHAM, LL13 7PT

I refer to your consultation / email dated 3 September 2026 in respect of the above.

The Local Highway Authority have appraised the submitted documentation supporting the above application and advise as follows:

- A 4m wide vehicular access is proposed to allow adequate maneuverability into the site.
- The proposed visibility splays of 2.0 x 25m in both directions to the nearside kerb edge are concurrent with Welsh Government guidance. The 2m set back should be from the kerb line.
- Forward visibility turning vehicles is 25m; concurrent with Welsh government guidance for a 20mph road.
- The existing overhanging boundary hedge will be cut back behind the limit of the footway to ensure full visibility is delivered and maintained.
- An off-road turning area is shown, enabling each vehicle entering the site to enter and leave the driveway in a forward gear.
- The provision of offroad parking in this location is supported, reducing the potential risk of vehicular parking on Fairy Rd (B5100) which is quite a busy link road enabling considerable areas to access Ruabon Rd, and vice versa.

The plan submitted details hard bound paving (tegular paviours), private aco drainage.
Should the applicant wish to install a gate, this would need to be set back by 5m.

The nearby bus stop is noted as being very close to the proposed driveway, but this presents momentary obstructions to visibility and access periodically and is a situation that occurs in numerous other locations within the county.

Conclusion

The Local Highway Authority have no reason to object to this proposal subject to the visibility splays being provided and maintained.

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.

KWEdwards

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