MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Tyler Fox
Our Ref:	ET/DC/DB/P/2026/0036	**Your Ref:**	P/2026/0036
Date:	22 September 2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD TIR I GANIATÁU PARCIO AR GYFER 3 CERBYD MASNACHOL NAD YDYNT YN GERBYDAU NWYDDAU TRWM A PHARCIO AR GYFER CERBYDAU SY'N GYSYLLTIEDIG Â DEFNYDD CYFREITHLON O'R TIR / CHANGE OF USE OF LAND TO ALLOW PARKING FOR 3 NO HGV COMMERCIAL VEHICLES AND PARKING FOR VEHICLES CONNECTED TO LAWFUL USE OF THE LAND

LOCATION: PARK FARM, BOWLING BANK, WREXHAM, LL13 9RU

I refer to your consultation/email dated 17 September 2026.

The Local Highway Authority acknowledge receipt of the email referring to swept path, passing places and covering email dated 26 August 2026 from PL Planning as a consultation dated 17 September 2026. We can confirm acceptance of this as evidence that the swept paths can be achieved and there are adequate passing provisions along the northbound route.

Up to 14 movements per week each way utilising the northbound route only avoiding Isycoed and other inappropriate routes will require this commitment to be recorded with a strongly worded condition that ensures that Planning Enforcement is safeguarded should the applicant or their drivers take an unauthorised route.

A site visit has been conducted by officers considering this application, on completion of the site visit it was agreed that requesting 14 movements per week each way northbound will not add any significant highway impacts or issues to the route.

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.



On behalf of Chief Officer, Environment & Technical