MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Duckworth
Our Ref:	ET/DC/PP/P/2026/0581	**Your Ref:**	P/2026/0581
Date:	24/09/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ESTYNIAD UNLLAWR I OCHR YR EIDDO A CHODI GAREJ AR WAHÂN / SINGLE STOREY SIDE EXTENSION AND ERECTION OF DETACHED GARAGE

LOCATION: PINFOLD HOUSE, ROSSETT ROAD, TREVALYN, ROSSETT, WREXHAM, LL12 0DQ

I refer to your consultation / email dated 11/09/2026 in respect of the above.

General

The proposed development comprises the erection of a detached garage, construction of new vehicular access and erection of single storey side extension. It is understood that the existing property has 4 bedrooms and the proposed development will not increase the number of bedrooms.

Access

The proposed development is located on the B5102 Rossett Road which is a rural, classified road subject to a 20mph speed limit.

Based on typical speeds of 20mph any proposed / existing access would require visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The existing layout plan (Drg. No. C168/015) does not indicate the existing available visibility splays from the existing access. However, visibility from this access is substandard providing spays of approximately 5m to the north and 7m to the south measured to the nearside edge. Visibility is impeded in both directions by the existing hedgerows. **The LHA recommend the applicant provides a revised layout plan indicating the existing visibility splays from the existing access.**

The existing access is approximately 7m wide reducing to 2.9m wide at 3.6m behind the adjoining carriageway where it is gated. The access is surfaced with hard bound materials. The access has no Aco drain or similar to intercept any private surface water run-off.

The LHA understands that the applicant wishes to construct an additional access located further south along the site frontage with improved visibility. No improvements are proposed for the existing access.

The proposed layout plan (Dr. No. C168/012 Rev A) indicates proposed 4.1m wide access providing splays of 2.4 x 25m in both directions which is considered acceptable. This will require modifications to the existing hedgerow along the site frontage. However, it is understood that the applicant wishes to construct the new access and leave the existing sub-standard access in place operating an informal one-way system where vehicles enter via the northerly access and exit from the southerly access. However, the LHA do not normally support such an arrangement which would be difficult to condition or enforce. **If the proposed development is to be supported, the LHA recommends the applicant permanently closes up the existing sub-standard access with the property being served by the proposed compliant southerly access.**

Any proposed access will require the following:-

- Splays of 2.4 x 25m in both directions retained free of all obstructions in excess of 0.6m in height.

- Minimum 5m of hard bound paving behind the highway boundary.

- No gates within 5m of the highway boundary (preferably no gates).

- An Aco drain or similar to intercept any private surface water run-off where the access falls towards the highway.

The LHA recommend the applicant provides a revised layout plan indicating the above details including the closure of the existing access and reinstatement to grassed highway verge.

Parking & Turning Provision

Adequate parking and turning provision is required at the development site in accordance with LPGN 16 requirements.

LPGN 16 requires a maximum of 3 spaces for a 4 bedroom property. Turning provision within the curtilage of the site would normally be required given the site accesses onto a classified road.

It is understood that the office at the property is for home / personal (non-commercial) use only which could be included as a condition.

No details of the existing or proposed parking & turning arrangements have been provided. However, there would appear to be space within the existing driveway for 3 cars plus an informal / unpaved turning area. **The LHA recommends the applicant provides a revised site layout plan indicating the existing / proposed parking & turning arrangements.**

Conclusion

In conclusion, the LHA request the following information :-

- **Access / Visibility**

  The LHA recommend the applicant provides a revised layout plan indicating the existing visibility splays from the existing access.

- **If the proposed development is to be supported, the LHA recommends the applicant permanently closes up the existing sub-standard access with the property being served by the proposed compliant southerly access.**

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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.

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