MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/DB/P/2026/0331 Response 2	**Your Ref:**	P/2026/0331
Date:	07/10/2026		

Town and Country Planning Act 1990

PROPOSAL: CODI ADEILAD (DOSBARTH B1 (BUSNES / DIWYDIANT YSGAFN) / ERECTION OF BUILDING (CLASS B1 (BUSINESS/LIGHT INDUSTRY)

LOCATION: LAND AT, MINERS PARK, LLAY INDUSTRIAL ESTATE, LLAY, WREXHAM, LL12 0PJ

The Local Highway Authority receipt of an amended site location plan in response to highway consultation comments 03/08/2026.

1) A turning head has now been provided as a private access this appears reasonable for the scale of the development. A condition should be applied restricting articulated HGV access.
2) Visibility splays have been added to the drawing. The entrance is noted as a pavement crossover, and not a radiused kerb entrance.
3) There is a defined route for pedestrians in and around the site.
4) Bin storage and cycle parking areas are defined (a private waste management is confirmed on the plan)

As noted previously, the access road is not an adopted highway, but reference to an aco drain and a hardbound material is also confirmed.

The Local Highway Authority have no further comments to make.

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.