MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Tyler Fox
Our Ref:	ET/DC/PP/P/2026/0565	**Your Ref:**	P/2026/0565
Date:	12/10/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CAIS AMLINELLOL AR GYFER CODI 3 ANNEDD (CADW POB MATER) / OUTLINE APPLICATION FOR ERECTION OF 3 DWELLINGS (ALL MATTERS RESERVED)

LOCATION: 10 RHOSNESNI LANE, WREXHAM, LL12 7LY

I refer to your consultation / email dated 18/09/2026 in respect of the above.

General

The proposed development comprises the erection of 3 dwellings off a shared private driveway. However, it is not clear from the submitted plans whether the existing property will continue to use its existing access or close this up and utilise the new shared access. **The LHA recommends this detail is provided.**

The submitted application is “All Matters Reserved”. However, the LHA comment as follows:-

Access

The proposed development site is located on Rhosnesni Lane which is a classified road subject to a 30mph speed.

Based on typical speeds of 30mph, any proposed access in this location would require visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Existing Access

The existing access serving the existing property is 2.9m wide and surfaced with hard bound materials. Visibility from the existing access is adequate in the easterly direction providing a splay n excess of 2.4 x 43m measured to the nearside edge. However, visibility in the westerly direction is inadequate providing a splay of approximately 2.4 x 24m measured to the nearside edge. Visibility in the westerly direction is impeded by the existing boundary fence / 3rd party land.

It is not clear from the submitted plans whether the existing property will continue to use its existing access or close this up and utilise the new shared access. **The LHA recommends this detail is indicated on a revised layout plan along with any improvements proposed to this access eg/ visibility.**

Proposed Shared Access

The submitted layout plan (Drg. No. A071/004) indicates visibility splays from the proposed access of 2.4 x 50m in the easterly direction and 2.4 x 28m in the westerly direction measured to the nearside edge. The proposed splay in the westerly direction is inadequate. The LHA would not be able to support an access in this location without the required visibility being provided.

The proposed shared access serving the 3 no. dwellings is 4.8m wide for 6.1m behind the adjoining highway. If the application is supported, the LHA recommends the access is a minimum width of 4.8m wide for a minimum distance of 10m behind the highway boundary.

Any proposed access would require the following:-

- Visibility splays of 2.4 x 43m in both directions measured to the nearside edge
- Access minimum 4.8m wide for a minimum distance of 10m behind the highway boundary.
- Minimum 5m of hard bound paving.
- An Aco drain or similar to intercept any private surface water run-off should the access fall towards the highway.
- No gates to be erected.

In order to construct the proposed access, the applicant will require s.184 / 171 consent from the LHA.

Parking & Turning Provision (Layout Plan - Drg. No. A071/004)

Adequate parking & turning provision will need to be provided for both the existing and proposed dwellings in accordance with LPGN 16.

The existing property appears to have space for at least 3 cars plus turning which is considered acceptable. However, no details of the existing or proposed parking / turning provision at the existing property have been provided. **The LHA recommends this detail is indicated on a revised layout plan.**

In terms of parking for the proposed dwellings, the submitted plan indicates 3 spaces per dwelling which would be acceptable for a 3 / 4 bed dwelling. The number of bedrooms proposed at this stage is not known.

The LHA recommend that adequate turning space is provided within the curtilage of the site for a 7m long medium sized delivery vehicle. **The LHA recommends the submission of swept path details indicating how such a vehicle will access & turn within the site.**

Waste / Recycling

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway. The LHA recommend that you consult with our Senior Waste

Strategy Officer Gabrielle Povey (Senior Waste Strategy Officer) on 01978 729640 to discuss the above detail and the adequacy of any area allocated to waste collection.

Conclusion

In conclusion, it may be possible to address a number of the issues raised above. However, it would be difficult for the LHA to support the proposed development given the lack of adequate visibility.

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