MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/DB/P/2026/0526	**Your Ref:**	P/2026/0526
Date:	26/10/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: RHYDDHAU AMOD 3 (NEWYDD I GERBYDAU), 4(DRAENIO), 5 (BIOAMRYWIAETH), 6 (TIRLUNIO) A 7(GOLEUADAU) O APÊL I BENDERFYNIAD CAS-03390-W2G2H2 / DISCHARGE OF CONDITIONS 3 (VEHICULAR ACCESS), 4 (DRAINAGE), 5 (BIODIVERSITY), 6 (LANDSCAPING) AND 7 (LIGHTING) OF APPEAL DECISION CAS-03390-W2G2H2
LOCATION: LAND SOUTH OF TYN Y COED, MOSS ROAD, MOSS, WREXHAM, LL11 6HA

I refer to your consultation / email dated 19/08/2026 in respect of the above.

The Local Highway Authority's primary interest relates to the discharge of condition 6 regarding the scheme of hard and soft landscaping works, specifically at the entrance to the site.

The use of caravans as permanent residence will introduce an intensification of vehicle trips accessing the site. Consequently, the existing entrance requires the following improvements in the interest of Highway Safety:

1. A hardbound surface for the first five metres minimum should be provided to reduce the risk of gravel over spilling onto the highway creating a skid risk and reducing the lifespan of the highway tarmac surfacing. Tarmac or concrete are regular materials that would be used for this apron.
2. The gradient of the access lane and provision of the hard bound material will enable surface water from the site to run onto the public highway, so an aco drain or similar, with a soakaway should be provided. This would also be required to satisfy the SAB officer.
3. Provision of and maintenance of adequate visibility splays 2.4m set back by 25m to the nearside kerb/edge of the highway in both directions.

Conclusion

Provision of the above would allow the Local Highway Authority to support discharge of the above conditions or variation of condition. The proposed detail should be provided on a scalable plan for LHA approval prior to carrying out the works.
It is noted that the gate is set back an adequate distance from the highway edge.

KWEdwards

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

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.