MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/DB/P/2026/0526 Response 2	**Your Ref:**	P/2026/0526
Date:	04/11/2026		

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 and provide an updated response as follows relating to Condition 3- Access

The Local Highway Authority (LHA) has reviewed drawing

Condition 3 Scheme of Access drg nr 71395:1005, and provides the following comments.

Visibility Splays
The proposal connects onto Moss Rd, a classified highway subject to a 20mph speed limit. The submitted drawing indicates visibility splays of 2.4m x 18m to the nearside edge of the carriageway in both directions. However, this does not accord with the requirements of the Local Highway Authority or the guidance contained within Manual for Streets (MfS).

For a road subject to a 20mph speed limit, visibility splays of **2.4m x 25m**, measured to the nearside edge of the highway surface/kerbline in both directions, are required.

The submitted proposal does include the provision of a hard-surfaced access, an ACO channel drain to prevent the discharge of surface water onto the public highway, and a gate set back approximately 8.3 metres from the highway boundary. These elements represent an improvement over the existing gravel access arrangement and are acceptable in principle.

Conclusion
The applicant is required to submit an amended access drawing demonstrating visibility splays of **2.4m x 25m to the nearside edge of the highway** in both directions. The visibility splays should be shown to be achievable within land under the applicant's control and maintained free from obstruction exceeding 0.6 metres in height above adjacent carriageway level in perpetuity.

Upon receipt of a suitably amended drawing demonstrating the required visibility splays, the Local Highway Authority would be able to support the discharge of **Condition 3 of the Appeal Conditions**.

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.