MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/DB/P/2026/0527	**Your Ref:**	P/2026/0527
Date:	06/11/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: AMRYWIO AMOD 2 (NIFER Y LLEINIAU) O APÊL I BENDERFYNIAD CAS-03390-W2G2H2 / VARIATION OF CONDITION 2 (NUMBER OF PITCHES) OF APPEAL DECISION CAS-03390-W2G2H2
LOCATION: LAND SOUTH OF TYN Y COED, MOSS ROAD, MOSS, WREXHAM, LL11 6HA

Highway Authority Consultation Response

I refer to your consultation dated 20 October 2026 regarding the above application.

In appraising this application to vary Condition 2, to accommodate the additional trip generation, the LHA's support for this condition is dependent on satisfactory resolution of P/2026/0526 application to discharge of Condition 3 relating to access improvements requested under separate cover. This affects safe movement of vehicles to and from the public highway.

With regards to the submitted drawing 71395:1001 (First Issue) including provision for 2nr static caravans, 2nr touring pitches, 2nr amenity/day rooms in addition to stabling, this layout does not adequately demonstrate that sufficient manoeuvring space is available within the site to enable larger vehicles, including an 11.5m refuse collection vehicle (RCV), to enter, turn and exit the site in a forward gear.

The applicant is therefore requested to revise the layout to demonstrate:

- Suitable turning provision for an 11.5m refuse collection vehicle, supported by swept path analysis;
- Adequately sized and clearly defined vehicle parking spaces in accordance with LPG16 Parking Standards including provision for both residential parking, and any horse transport vehicles or trailers associated with the proposed use/stabling;
- Secure and convenient cycle parking provision in accordance with LPG16 Parking Standards;
- A suitable refuse collection area; and

Conclusion

Subject to the provision of the required entrance improvements (Application P/2026/0526) and the submission of a revised site layout demonstrating acceptable vehicle turning facilities, parking provision, refuse collection arrangements, and cycle parking, the Local Highway Authority would be able to support the proposed variation of condition.

The Highway Authority therefore requests that amended details are submitted for further consideration prior to the determination of the application.



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.