

# MEMORANDUM

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**From:** Chief Officer, Environment & Technical      **To:** Chief Officer Economy & Planning  
**FAO::** Sarah Hill  
**Our Ref:** ET/DC/PP/P/2024/1536      **Your Ref:** P/2024/1536  
**Date:** 17/01/2025

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## TOWN AND COUNTRY PLANNING ACT 1990

**PROPOSAL: DYMCHWEL ADEILAD PRESENNOL A CHODI 4 RHANDY BYW Â CHYMORTH / DEMOLITION OF EXISTING BUILDING AND ERECTION OF 4 NO SUPPORTED LIVING APARTMENTS**

**LOCATION: CO OP LATE SHOP, SHONES LANE, LLAY, WREXHAM, LL12 0PL**

I refer to your consultation / email dated 14/11/2024 in respect of the above.

### **General**

The proposed development site comprises the demolition of an existing retail unit and erection of replacement residential apartments (4 no. supported living units) employing 2 part time staff.

### **Access**

The proposed development site is located on Shone's Lane which is classified, residential road subject to a 20mph speed limit.

Based on typical speeds of 20mph, any proposed / existing access would need to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway. The submitted layout plan (Drg. No. 004 Rev F) does not indicate the proposed visibility splays from the proposed centrally located access. **The LHA recommend that the full extent of the required splays are indicated on a suitably scaled plan.**

The LHA would also recommend the proposed access provides adequate pedestrian visibility ie/ a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway.

Adequate pedestrian visibility could be achieved by providing a 6.6m wide access. **The LHA recommend that this detail is indicated on a suitably scaled plan.**

The proposed shared access is approximately 3.2m wide and cannot accommodate the simultaneous passage of 2 vehicles. **The LHA recommend the access is widened to a minimum of 4.8m preferably 6.6m.**

Any proposed access will need to take the form of a dropped kerb vehicular crossing for which the applicant will require s.184 consent. The LHA recommend that the above kerbed footway / dropped crossing is constructed across the full length of the site frontage and is a minimum of 1.5m wide. **The LHA recommend that this detail is indicated on a suitably scaled plan.**

Any proposed shared access will require a minimum 5m of hard bound paving. No gates shall be permitted for this access.

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

### **Parking & Turning Provision**

It is unclear as to which LPGN 16 Class Use the development falls under. **The LHA recommend that this detail is clarified.**

**The LHA recommend the applicant provides a revised layout plan annotating the dimensions of the proposed parking spaces and the space between parking spaces for turning (ie/ minimum 6m).**

### Cycle Parking / Storage

Cycle parking and storage will need to be provided in accordance with LPGN 16 / Active Travel guidance. **The LHA recommend the applicant liaises with our Active Travel Section (Tel: 01978 729667) to discuss / agree such requirements and indicates the required provision on a revised layout plan.**

### **Waste / Recycling Provision**

Adequate waste / recycling storage provision will be required for the development site. **The LHA recommend the applicant liaises with our Waste / Recycling Section (Tel: 01978 729640 / 01978 729693) to discuss / agree such requirements and indicates the required provision on a revised layout plan.**

### **Construction Traffic Management Plan**

If the application is supported, the LHA recommend a suitable condition is included as follows:-

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

In conclusion, the LHA request the following information:-

#### **- Visibility Splays**

Based on typical speeds of 20mph, any proposed / existing access would need to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining

highway. The submitted layout plan (Drg. No. 004 Rev F) does not indicate the proposed visibility splays from the proposed centrally located access. **The LHA recommend that the full extent of the required splays are indicated on a suitably scaled plan.**

The LHA would also recommend the proposed access provides adequate pedestrian visibility ie/ a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway.

Adequate pedestrian visibility could be achieved by providing a 6.6m wide access. **The LHA recommend that this detail is indicated on a suitably scaled plan.**

- **Access Width**

The proposed shared access is approximately 3.2m wide and cannot accommodate the simultaneous passage of 2 vehicles. **The LHA recommend the access is widened to a minimum of 4.8m preferably 6.6m and indicated on a suitably scaled plan.**

- **Parking & Turning Provision**

It is unclear as to which LPGN 16 Class Use the development falls under. **The LHA recommend that this detail is clarified.**

**The LHA recommend the applicant provides a revised layout plan annotating the dimensions of the proposed parking spaces and the space between parking spaces for turning (ie/ minimum 6m).**

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## 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](mailto: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 asked 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 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 from 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.*