

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sarah Hill
Our Ref:	ET/DC/PP/P/2024/1536 Res(2)	Your Ref:	P/2024/1536
Date:	18/02/2025		

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 03/02/2025 including revised layout plan (Drg. No, 003 Rev G) 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. 003 Rev G) indicates the above splays from a centrally located point along the site frontage.

The revised layout plan now proposes to revert to parking along the site frontage at 90° to the carriageway as previous arrangement when serving the former retail unit. Although this does not accommodate turning provision within the site, the layout is considered acceptable in this instance given the previous retail unit had the potential to generate significantly more daily vehicle movements than the proposed apartments.

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 a suitable footway / dropped kerb crossing is constructed across the full length of the site frontage and is a minimum of 1.5m wide. which ties into the existing footway either side of the site. **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 across 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

The LHA understand that the proposed development falls under LPGN 16 - Sheltered Housing use which requires a maximum of 1 car space per 4 units, 1 car space per resident staff plus access for an ambulance.

The proposed development would require a maximum of 3 cars spaces to cater for staff changeover times plus access for an ambulance. The submitted layout plan indicates the provision of 5 parking spaces which is considered adequate.

Cycle Parking / Storage

Cycle parking and storage appears adequate.

Waste / Recycling Provision

The proposed waste / recycling storage provision is considered acceptable.

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 have no objections in principle to the proposed development. If the application is supported the LHA recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 **GENERAL LAYOUT**
026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

NONSTD **MAXIMISING VISIBILITY**
038R Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining carriageway for a distance of 1 metre measured back from the adjoining highway (back of footway) along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be retained clear of any such obstruction.

- ZJ38** **PAVEMENT CROSSING**
026R Prior to first use of the development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.
- ZJ07** **ACCESS SURFACE (5 metres)**
043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
- NONSTD** **NO GATES**
033R There shall be no gates or other means of enclosure across the vehicular access point or along the driveway leading to rear parking / turning area.
- ZJ46** **NO PRIVATE SURFACE WATER RUN OFF**
026R 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.
- ZJ45** **CONSTRUCTION TRAFFIC MANAGEMENT PLAN**
026R 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.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to construct the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.



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 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.