MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2025/0030	**Your Ref:**	P/2025/0030
Date:	26th February 2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: AMRYWIO AMOD 2 CANIATÂD CYNLLUNIO P/2023/0756 I DIWYGIO CYNLLUNIAU CYMERADWY / VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2023/0756 TO AMEND APPROVED PLANS

LOCATION: INGLEDENE, WYNNSTAY LANE, MARFORD, WREXHAM, LL12 8LF

I refer to your consultation / email dated 28/01/2025 in respect of the above.

Existing Parking & Turning Provision

The property is a detached 3 bedroom dwelling which would normally require a maximum of 3 parking spaces in accordance with LPGN 16. However, the provision of 2 off road parking spaces would be considered acceptable given the sustainable location of the site.

The existing property only appears to have 1 parking space at the side of the property on a single driveway. The two existing garages at the side of the property appear too small / confined to accommodate any parking.

Proposed Parking & Turning Provision

The revised layout plan indicates the demolition of the existing garages and modifications to the existing gated driveway at the rear of the site in order to provide 2 improved access points with much improved pedestrian visibility.

The revised layout plan (Drg.No. L01 Rev G) indicates the provision of 2 parking spaces for the existing dwelling and 3 parking spaces for the proposed 3 bed dwelling which is considered acceptable.

The LHA have no objections to the proposed development and recommend any consent is subject to the same conditions imposed under previous planning consent ref: P/2023/0756.



On behalf of Chief Officer, Environment & Technical

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 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.