# MEMORANDUM

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| **From:** | Chief Officer, Environment & Technical | **To:** | Chief Officer Economy & Planning |
| | | **FAO::** | Sarah Duckworth |
| **Our Ref:** | ET/DC/DB/P/2015/0017 | **Your Ref:** | P/2025/0017 |
| **Date:** | 10 March 2025 | | |

**TOWN AND COUNTRY PLANNING ACT 1990**

**PROPOSAL: NEWID DEFNYDD TŶ ALLAN O WEITHDY HOBI I GLINIG ESTHETIG / CHANGE OF USE OF OUTBUILDING FROM HOBBY WORKSHOP TO AESTHETIC CLINICAL USE**
**LOCATION: 1 PARK VIEW, CHESTER ROAD, ROSSETT, WREXHAM, LL12 0DH**

I refer to your consultation / email dated 17/01/2025 in respect of the above.

There is no alteration proposed to the existing driveway access, nor is there any proposal to alter the parking area constructed. The drawing provided demonstrates that there is space for 2 cars to park and turn within the driveway, enabling cars to enter and leave in a forward gear.

To enable the Local Highway Authority to support the application from a highways perspective can the applicant provide the following:

- An updated site plan demonstrating that with a reduction in height of the hedge to below 1m in height within minimum 2.0m x 25m splays from the nearside kerb in both directions. A note should be added committing to maintaining the hedge to below 1m in height within these splays.
- A Parking and Management Statement confirming adequate time will be maintained between customer bookings to avoid the risk of the customer car park space not being available for the following customer.
- Provision of a lockable cycle store should be provided in accordance with LPG16, and shown on an updated drawing.
- Confirmation on the number of bedrooms in the existing dwelling. The location is a sustainable village centre location that has easy access to numerous village shops, schools, restaurants and bus stops with frequent access to and from Wrexham City Centre. Subject to their being no more than 2 main bedrooms and a small box bedroom only within the dwelling, the LHA would be satisfied with the provision for parking made. It is noted that LPG16 requirements are a maximum, and can be relaxed in sustainable locations.
- Confirmation that during sustained rainfall there would not be any surface water running from the applicant's drive into the highway, and that there will not be any gates constructed that would swing onto the highway, or cause a vehicle to have to obstruct the highway whilst the gate is being opened.

**Summary:**
When the above additional information is provided to the LHA's satisfaction, we will be able to support this proposal. If any further doubts remain over the strength of the detailing provided, or

valid concerns from neighbours are raised, then the LPA may consider it appropriate for a 12month temporary permission to be granted.



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.*