MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	P/2024/1583	**Your Ref:**	P/2024/1583
Date:	07/04/2025		

TOWN AND COUNTRY PLANNING ACT 1990

Proposal; TROSI ADEILAD ALLANOL YN LETY GWYLIAU/CONVERSION OF OUTBUILDING TO HOLIDAY LET
Location; TY NEWYDD, SCHOOL LANE, OVERTON, WREXHAM, LL13 0ES

I refer to your consultation / email dated 20/11/2024 in respect of the above for the above.

The Application form refers to conversion of one outbuilding to create a one bedroomed holiday let. The Design and Access statement refers to 2 conversions, but for the purpose of this response, we have assumed the application form will take precedence and only one conversion is created.

Currently the existing dwelling is served by 2nr parking spaces. By introducing an additional single bed dwelling, there is a need for an additional parking space, which is shown on the proposed plans. Turning within the parking area is also shown, which is key to our appraisal of this application.

Visibility splays of 2m x 25m are desirable but only 14m and 17.5m are provided. When cars are parked along School Lane, whilst this creates visibility obstructions, they also have a calming effect on vehicles travelling along the road or exiting this site.
It would be beneficial to visibility if the brick gate pillars could be set slightly further back, however, as this is an existing entrance, without any significant risk, we cannot object from a highway perspective if this work is not carried out.

There have been no recorded incidents on Crashmap along School Lane

The site plan should be amended to add lockable cycle storage in accordance with LPGN16. The site is located in a sustainable village location, with all local amenities either available locally, or accessible via a bus.

The proposed ground floor window on side elevation opening into the highway should be restricted to not exceed 100mm beyond the sill line. A top hung may be an appropriate solution. This is to prevent potential injury to pedestrians passing by.

Conclusion

We have no objection to the proposal subject to the applicant updating the proposed plans to include for:

a. Lockable cycle storage for 2 cycles in accordance with LPGN16
b. Restrictor stay to the ground floor window that opens onto the highway limiting it to 100mm opening.



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.