

# MEMORANDUM

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**From:** Chief Officer, Environment & Technical      **To:** Chief Officer Economy & Planning  
**FAO::** Jenni Perkins  
**Our Ref:** ET/DC/MZ/P/2024/1626      **Your Ref:** P/2024/1626  
**Date:** 06/05/2025

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## TOWN AND COUNTRY PLANNING ACT 1990

**PROPOSAL: DYMCHWEL GWEITHDY FFRÂM DDUR PRESENNOL A THRAWSNEWID RHAN O ADEILAD AMAETHYDDOL YN ANNEDD / DEMOLITION OF EXISTING STEEL FRAMED WORKSHOP AND CONVERSION OF PART OF AGRICULTURAL BUILDING INTO DWELLING**

**LOCATION: HUGMORE HOUSE, HUGMORE LANE, LLAN Y PWLL, WREXHAM, LL13 9YE**

I refer to your consultation / email dated 10/12/2024 in respect of the above.

It is the LHA's understanding that the proposals are for the demolition of an existing steel framed workshop and conversion of part of an existing agricultural building into a dwelling.

The proposed dwelling is a three bedroom dwelling and therefore according to LPGN16 can be provided with upto 3 car parking spaces to accord with the WCBC car parking standards.

The proposals indicate three car parking spaces however the spaces are either undersized or the plans do not scale off correctly. Parking spaces are required to be 2.4m x 4.8m as set out in LPGN16. Although as these parking spaces appear to be located upto a blank wall they should be increased in length. The parking spaces will also require 6m aisle width behind them to ensure they access and egress acceptably, the site edged red doesn't appear to include such an area in the proposals, which is required to be clarified.

The proposals require two secure cycle parking spaces for the dwelling, no details have been provided and therefore either this requires to be demonstrated or a condition should be applied to ensure this is provided.

The existing site access is to be used for access to the sites.

If the above can be demonstrated acceptably there would be no objections to the proposals on highways grounds



On behalf of Chief Officer, Environment & Technical