MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Hill
Our Ref:	ET/DC/PP/P/2025/0343	**Your Ref:**	P/2025/0343
Date:	14/05/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD ADEILAD O DDOSBARTH A1 (MANWERTHU) I DDOSBARTH A3 (BWYTY) A A5(BWYD I FYND) ADDASIADAU I'R DRYCHIAD BLAEN / CHANGE OF USE FROM CLASS A1(SHOP) TO CLASS A3 (RESTAURANT) AND A5 (TAKE-AWAY) AND ALTERATIONS TO FRONT ELEVATION

LOCATION: 12-15 ST GEORGES CRESCENT, WREXHAM, LL13 8DA

I refer to your consultation / email dated 08/05/2025 in respect of the above.

General

The proposed development comprises the change of use of an existing Class A1 – Shop to a Class A3 – Restaurant and Takeaway.

Access

The proposed development site is located on St Georges Crescent which is a classified road subject to a 20mph speed limit (one way system – ring road) located within Wrexham City Centre.

Parking & Turning Provision

There is no existing / proposed designated off-road parking with the development site. However, there is an existing layby with space for around 6 cars in front of the development site along St Georges Crescent (with limited waiting).

The site is in a sustainable location in the city centre where public car parks are easily accessible.

Waste / Recycling Collection

Waste / recycling appears to be stored at the rear of the premises at present. It is assumed that this arrangement will continue with the proposed development.

Servicing / Deliveries

It is assumed that all previous deliveries would have utilized the existing layby fronting the site off St Georges Crescent and this arrangement will continue at appropriate times.

Conclusion

Given the sustainable location of the site, the LHA have no objections to the proposed development on highway grounds.



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.