MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sarah Duckworth
Our Ref:	ET/DC/DB/P/2015/0017 Res 2	**Your Ref:**	P/2025/0017
Date:	04/06/2025		

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

With reference to your consultation / email with updated plan 22 May 2025 in respect of the above the LHA have provided an updated response as follows.

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.

The amended plan includes corrected visibility splays providing adequate visibility in both directions and confirming hedgerows will be maintained below 1m in height. This visibility is 2.0m x 25m to within 0.5m of the nearside kerb to the north/Chester, and to the centreline to the south/Wrexham. This plan also commits the applicant to allowing adequate time between customers to ensure there is no traffic overspill onto the highway.
Provision of a lockable timber cycle store is noted in accordance with LPGN16
This property is within a sustainable location that allows some flexibility on the maximum car parking spaces referred to in LPGN16, thus creating a space for daytime business use, plus one car.
The driveway is an existing paved surface, and the plan submitted confirms there is no gate proposed.

Consequently the LHA have no further comments to make and are satisfied with the proposals.



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.