

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Jenni Perkins
Our Ref:	ET/DC/P/2023/0638	Your Ref:	P/2023/0638
Date:	22 November 2023		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD ADEILAD O DDOSBARTH C3 (ANNEDD) I DDOSBARTH C2 (CARTREF GOFAL) / CHANGE OF USE FROM CLASS C3 (DWELLING) TO CLASS C2 (CARE HOME).

1 OAKLEA CLOSE PANDY WREXHAM

Grid Ref: E 333583.49 N 353051.97

I refer to your consultation / email dated 21/09/2023 in respect of the above.

We note that the 2 car parking spaces are available for carers. There is a likelihood that additional staff parking may be required at shift changes. There is limited space to park on the road either to the front or side for short spells. This strategy for parking is comparable with the property's existing residential use on an estate, and, the strategy of converting similar residential buildings, without additional staff parking, we understand has occurred elsewhere in the borough. Therefore, we would be unable to refuse on the grounds of a lack of parking. Furthermore, it is unlikely that traffic flows would exceed typical residential flows.

We note the applicant's comments to increase the parking spaces for additional staff parking (subject to coordination with the Highway department).

We also suggest a Travel Plan is provided to demonstrate the applicant's commitment to encouraging car sharing and use of public transport/walking/cycling to and from work.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

When the applicant seeks to increase the parking numbers, we refer to the following standard highways guidance notes for the applicant's information:

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 asked 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 from 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.



Chief Officer, Environment & Technical