MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2025/0467	**Your Ref:**	P/2025/0467
Date:	06/08/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD A THROSI ADEILAD PRESENNOL O LETY CATHOD (SUI GENERIS) I ANNEDD (C3) A GWAITH CYSYLLTIEDIG GAN GYNNWYS ESTYNIADAU UNLLAWR I'R OCHR AC I'R CEFN A CHREU TRAMWYFA NEWYDD / CHANGE OF USE AND CONVERSION OF EXISTING BUILDING FROM CATTERY (SUI GENERIS) TO DWELLING (C3) AND ASSOCIATED WORKS INCLUDING SINGLE STOREY SIDE AND REAR EXTENSIONS AND CREATION OF NEW DRIVEWAY

LOCATION: FORMER PARKSIDE CATTERY, PARK LANE LL12 0BW

I refer to your consultation / email dated 17/06/2025 in respect of the above.

Access

The proposed development site is located off Park Lane which is a narrow, rural, classified road subject to a 60mph speed limit. However, the LHA estimate typical speeds at being approximately 40mph for vehicles approaching from the south west and 30mph for vehicles approaching from the north east given the geometry of the road.

Based on the above speeds any proposed / existing access would require visibility splays of 2.4 x 120m in the south westerly direction and 2.4 x 43m in the north easterly direction measured to the centreline of the adjoining highway. Visibility can be permitted to the centreline of the adjoining highway given the limited width of the road.

Visibility at the existing / proposed access is inadequate in both directions providing splays of approximately 2.4 x 19m to the south west and 2.4 x 20m to the north east measured to the centreline of the road. Visibility is limited in both directions due to the existing hedgerow / trees.

No details of the existing / proposed visibility splays have been provided by the applicant from the access. **The LHA recommend that the full extent of the existing / proposed splays are indicated on a suitably scaled layout plan.**

The existing access serving the former cattery is approximately 4.3m wide and gated at 2.4m behind the edge of carriageway. The existing access is surfaced with hard bound materials fronting the gates.

If the application is supported, the LHA recommend the following:-

- Access to be surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway.

- No gates to be erected within 5m of the adjoining highway.

- An Aco drain or similar to prevent any private surface water run-off from flowing onto the adjoining highway.

Traffic Generation

No details of the previous daily vehicle movements generated by the former cattery through the proposed access have been provided. **The LHA recommend that this information is provided given the existing sub-standard visibility from the access.**

Parking & Turning Provision

Adequate parking and turning provision will be required for the proposed 2 bed dwelling. The LHA recommend that parking and turning is provided for at least 2 cars within the curtilage of the site in accordance with LPGN 16 / 21 standards. The submitted plan (Drg. No. STC 01) only indicates a 7.7m wide driveway with no parking or turning area shown. Adequate detail has not been provided with the application. **The LHA recommend that the above detail is provided on a suitably scaled plan.**

Conclusion

The LHA request the following additional information:-

- **Visibility**

  No details of the existing / proposed visibility splays have been provided by the applicant from the access. **The LHA recommend that the full extent of the existing / proposed splays are indicated on a suitably scaled layout plan.**

- **Traffic Generation**

  No details of the previous daily vehicle movements generated by the former cattery through the proposed access have been provided. **The LHA recommend that this information is provided given the existing sub-standard visibility from the access.**

- **Parking & Turning Provision**

  Adequate parking and turning provision will be required for the proposed 2 bed dwelling. The LHA recommend that parking and turning is provided for at least 2 cars within the curtilage of the site in accordance with LPGN 16 / 21 standard. The submitted plan (Drg. No. STC 01) only indicates a 7.7m wide driveway with no parking or turning area shown. Adequate detail has not been provided with the application. **The LHA recommend that the above detail is provided on a suitably scaled plan.**



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.