MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Lauren Rowlinson
Our Ref:	ET/DC/PP/P/2025/0548	**Your Ref:**	P/2025/0548
Date:	15/08/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD YR ADEILAD O DDOSBARTH A1 (SIOP) I DDOSBARTH C6 (LLETY GWYLIAU) AC ESTYNIAD I OCHR YR ADEILAD I FFURFIO MYNEDIAD GRISIAU / CHANGE OF USE OF BUILDING FROM CLASS A1 (SHOP) TO CLASS C6 (HOLIDAY ACCOMMODATON) AND EXTENSION TO SIDE OF BUILDING TO FORM STAIR ACCESS

LOCATION: OLD MILL WELSH SHOP, LLANARMON DYFFRYN CEIRIOG, LLANGOLLEN, LL20 7LD

I refer to your consultation / email dated 04/08/2025 in respect of the above.

General

The development site comprises a former shop (45m^2 gfa) being converted to a 1 bedroom holiday unit with proposed side extension.

Access

The proposed development site is located off Llanrhaeadr Road which is a classified road subject to a 20mph speed limit.

Parking & Turning Provision

LPGN 16 (ie/ Class A1 Use – 1 space per 15m^2 gfa) would normally require a maximum of 3 parking spaces for the previous retail unit (ie/ 45m^2 gfa). The property currently has no parking provision. In comparison, the proposed 1 bedroom holiday let would require a maximum of 1.5 spaces. The proposed holiday let does not propose any off-road parking.

It is therefore considered that the proposed development is unlikely to result in any significant increase in parking demand compared with its current / previous use.

Cycle Parking / Storage

The proposed holiday let will need to provide adequate cycle parking / storage in accordance with LPGN 16 / Active Travel Guidance. No details appear to have been provided. **The LHA recommend that the applicant contacts our Active Travel Section (contact: Gwen Thomas – gwen.thomas @wrexham.gov.uk) for further advice and indicates the required detail on a suitably scaled plan**.

Waste / Recycling

Adequate space will be required to accommodate the required waste / recycling bins / containers. **The LHA recommend that the applicant contacts our Waste / Recycling Section (contact: Gabrielle Povey – gabrielle.povey @wrexham.gov.uk) for further advice and indicates the required detail on a suitably scaled plan**.

Conclusion

The LHA have no objections in principle to the proposed development but recommend the applicant provides the following information:-

- Cycle Parking / Storage

  The proposed holiday let will need to provide adequate cycle parking / storage in accordance with LPGN 16 / Active Travel Guidance. No details appear to have been provided. **The LHA recommend that the applicant contacts our Active Travel Section (contact: Gwen Thomas – gwen.thomas @wrexham.gov.uk) for further advice and indicates the required detail on a suitably scaled plan (including annotated dimensions).**

- **Waste / Recycling**

  Adequate space will be required to accommodate the required waste / recycling bins / containers. **The LHA recommend that the applicant contacts our Waste / Recycling Section (contact: Gabrielle Povey – gabrielle.povey @wrexham.gov.uk) for further advice and indicates the required detail on a suitably scaled plan (including annotated dimensions).**

Supplementary Notes

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



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.