MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2025/0467 Res(2)	**Your Ref:**	P/2025/0467
Date:	02/09/2025		

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 01/09/2025 including revised plans 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.

The submitted layout plan (Visibility Splays – Drg. No. VIZ 01) indicate splays of 2.4 x 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. The proposed splays are considered acceptable and will require the lowering of sections of the existing hedgerow to a maximum height of 1m above the adjoining carriageway level.

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.

The proposed access indicated on the submitted plan (Drg. No VIZ 01) indicates a 7.7m wide access which is considered acceptable. **The applicant will need to obtain s.184 consent from the Council to widen the access over the existing highway verge.**

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. VIZ 01) indicates parking for at least 2 cars plus turning which is considered acceptable**.**

The LHA have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT
026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. **VIZ 01.**

ZJ18 VISIBILITY SPLAYS (CENTRELINE)
026R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres to the north east and 2.4 metres x 120 metres to the south west measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ09 NO GATES WITHIN 5 METRES
033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ07 ACCESS SURFACE (5 metres)
043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

ZJ39 VERGE CROSSING

026R Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.



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.