MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/PP/P/2025/0547	**Your Ref:**	P/2025/0547
Date:	16/09/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD ADEILAD O DDOSBARTH B1 (SWYDDFA) I DDOSBARTH C3 (ANNEDD) / CHANGE OF USE OF BUILDING FROM CLASS B1 (OFFICE) TO CLASS C3 (DWELLING)

LOCATION: SHOP AND OFFICE, 2 WHEATSHEAF LANE, GWERSYLLT, WREXHAM, LL11 4DS

I refer to your consultation / email dated 18/07/2025 in respect of the above.

Access

The proposed development site is accessed off Hazel Avenue which an unclassified residential road subject to a 20mph speed limit.

Any proposed / existing access would require visibility splays of 2.4 x 25m in both directions measured to the nearside edge. Visibility from the existing shared access is adequate in the northerly direction providing splays in excess of 2.4 x 25m measured to the nearside edge, However, visibility in the southerly direction is inadequate providing a splay of approximately 2.4 x 9m measured to the nearside edge. Visibility is impeded in this direction in that the required splay would need to cut across 3rd party land.

Although the existing visibility in the southerly direction is sub-standard, it is considered likely that the previous housing office (including 16 no. staff) would have generated significantly more vehicle movements than what is anticipated from the proposed 4 bed dwelling. The LHA would therefore raise no objections on highway grounds.

The existing shared access is only 2.8m wide. The LHA suggest that consideration is given by the applicant to modify the access to form a wider dropped kerb access (ideally 4.8m wide).

Parking & Turning Provision

The existing WCBC Housing Office has approximately 5 parking spaces to the rear of the site plus turning. LPGN 16 requires a maximum of 3 spaces for the proposed 4 bed dwelling. The submitted layout plan (Drg. No. L3-01) indicates 2 no. parking spaces. The proposed level of parking provision

is considered adequate given the relatively sustainable location of the site. There are also a number of available parking spaces in the laybys fronting the site.

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

CONDITION

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. @@@

Supplementary Notes

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

KW Edwards

Contracts and Engineering Manager

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.