MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/AC/P/2025/0073	**Your Ref:**	P/2025/0073
Date:	17/09/2025		

TOWN AND COUNTRY PLANNING ACT 1990

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20-21 HOPE STREET, WREXHAM, LL11 1BG

I refer to your consultation / email dated 05/02/2025 in respect of the above.

The Local Highway Authority (LHA) has reviewed the submitted Design and Access Statement and site layout plans in considering the impact of this application from a highway perspective

Vehicular Parking Provision
The development will be a car-free development with no car parking spaces provided. According to LPGN 16, two-bedroom flats typically require an average of 2 spaces per unit. While the proposed provision falls below the maximum standard, it may be considered acceptable due to the site's proximity to public transport and city centre amenities.

Cycle Parking
Given the proposed level of vehicle parking, cycle parking provision must comply with Local Planning Guidance Note No.16 (LPG 16). The development should provide a minimum of 10 secure cycle parking spaces – two per residential unit. The applicant has stated that secure cycle storage will be provided and an area is shown on the ground floor layout plan. However, no specifics regarding type of parking has been provided or details of how this will be accessed. **The applicant must confirm the type of cycle parking facility, ensure these are secure and demonstrate how it will be accessed.**

Bin Storage and Refuse Collections
The plan shows the bin storage area to the rear of the development. However, It is not clear how this will be accessed and howe refuse collections will be undertaken. **The applicant should provide further details of how the bin storage locations will be accessed.**

On receipt of the above, the LHA can provide a final conclusion as part of the consultation response.

KWEdwards
Contracts & 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.