# MEMORANDUM

| | | | |
|---|---|---|---|
| **From:** | Chief Officer, Environment & Technical | **To:** | Chief Officer Economy & Planning |
| | | **FAO:** | Jenni Perkins |
| **Our Ref:** | ET/DCPP/P/2025/0241 Res(2) | **Your Ref:** | P/2025/0241 |
| **Date:** | 22/09/2025 | | |

**TOWN AND COUNTRY PLANNING ACT 1990**

**PROPOSAL: ADDASU'R YSGUBOR YN ANNEDD / CONVERSION OF BARN TO DWELLING**

**LOCATION: WALLINGTON LANE FARM, WALLINGTON LANE, WORTHENBURY, WREXHAM, LL13 0AL**

I refer to your consultation / email dated 09/09/2025 in respect of the above.

**General**

The site provides access to an existing 4 bedroom farmhouse and 2 no. holiday lets which were previously approved under planning consent: P/2015/0604 subject to access and car parking improvements. It was previously understood that any agricultural activity would cease on this side of the road. The submitted Planning Statement indicates that agricultural operations no longer occur on this side of the site.

**Access**

The proposed development site is located on Wallington Lane which is a rural, narrow, unclassified road subject to a 60mph speed limit. However, the Local Highway Authority (LHA) would estimate typical vehicle speeds at being around 25mph given the geometry of the road along this section.

Assuming speeds of 25mph, any proposed / existing access would be required to provide visibility splays of 2.4 x 33m measured to the centreline of the adjoining highway in both directions.

Visibility from the existing access serving the site is adequate in the westerly direction providing a splay of approximately 2.4 x 33m measured to the centreline of the road. However, visibility in the easterly direction was previously inadequate proving a splay of approximately 2.4 x 20m measured to the centreline of the adjoining highway. Visibility was impeded in the easterly direction by the existing hedgerow. This was a condition required in respect of planning consent ref: P/2015/0604. The LHA recommended that the required splay is provided and indicated on a revised layout plan. The latest submitted layout plan (Drg. No.TSP/2507/D01 – Dated 24/07/25) indicates modifications to the hedgerow to achieve the required splay in the easterly direction which is considered acceptable. This improvement has already been carried out at the site.

The existing access is approximately 8.5m wide, surfaced with hard bound materials and is not gated. An Aco drain has also been installed to intercept any private surface water run off. The existing access is considered adequate to serve as a shared access.

**Parking & Turning Provision**

Parking and turning arrangements within the curtilage of the site were previously approved in respect of planning consent ref: P/2017/0604 to provide adequate parking and turning provision for the existing property (4 bedroomed) & proposed 2 no. holiday lets (2 bedroomed). A total of 8 spaces were originally approved. The latest submitted layout plan (Drg. No.A7 – Dated 22/08/25) indicates adequate parking provision comprising 10 parking spaces.

The LHA previously recommended that a suitable turning area is provided within the curtilage of the site for a medium sized delivery vehicle ie/ 7.2m van in addition to the above parking provision. The swept path details indicated on the revised layout plan (Drg. No. TSP/2507/ATR01 – Dated 24/07/2025) are considered acceptable.

**Active Travel**

The LHA recommend that the applicant liaises with our Strategic Transport Manager – Gwen Thomas on Tel: 01978 729667 (or email: gwen.thomas@wrexham.gov.uk) in respect of any specific requirements for the proposed development (eg/ cycle parking / storage) that may be required under the Active Travel Act Guidance. **The detail indicated in the submitted plan (Drg No. A7 – Dated 22/08/25) only indicates a rectangle on a plan. The LHA recommend the provision of a 4 Sheffield Stands with space for 8 cycles plus details of any shelter / cover. This detail could be provided via a suitable planning condition.**

**Waste Collection / Recycling**

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway. The LHA strongly recommend that you consult with our Senior Waste Strategy Officer Gabrielle Povey (Senior Waste Strategy Officer) on 01978 729640 to discuss the above detail and the adequacy of any area allocated to waste collection. The area allocated for bin storage / collection indicated on the submitted layout plan (Drg. No. A7 – Dated 22-08-25) is considered acceptable.

**Conclusion**

In conclusion, the LHA have no objections to the proposed development and recommend any permission include 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. @@@ |

**ZJ16** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)**

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metre in both directions 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 nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

**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.

**NONSTD** **NO GATES**

033R There shall be no gates or other means of enclosure across the vehicular access point.

**NONSTD** **CYCLE PARKING / SHELTER**

028R Prior to first use of the development appropriate cycle parking facilities including shelter shall be provided 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