MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/DB/P/2025/0421 Res 2	**Your Ref:**	P/2025/0421
Date:	26/09/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD O GAREJ I SIOP TRIN CŴN / CHANGE OF USE FROM GARAGE TO DOG GROOMERS
LOCATION: TAN Y BERTH, TYN Y CESTYLL ROAD, GLYN CEIRIOG, LLANGOLLEN, LL20 7NL

We refer to your consultation / email dated 08/07/2025 in respect of the above & mended plan received further to the LHA response 08/09/2025.

This application relates to a change of use from residential garage to a dog groomers, which is a commercial use.

Key considerations include parking, taking into account the applicants strategy for delivery and collection.

The driveway and garage connect Ffordd Tyn y Cestyll which at the driveway is a steep 20mph classified highway

Within 10m of the driveway to the west the speed limit changes to National Speed Limit, however it is reasonable to suggest vehicles will not be travelling in excess of 20 mph at this point, given the topography and geometry of the narrow country lane.

Opposite the applicant's driveway is a cul de sac, Cae Plas Teg serving 8 dwellings. The LHA are keen to avoid the possibility of vehicles parking on the highway at this location thus potentially obstructing access for vehicles turning.

We acknowledge receipt of the Service plan confirming only 3 customers per day, with The proposed plan provides car parking space for 2 vehicles, which would be the LHA's standard requirement for a dwelling of this size (assumed to be 2-3nr bedrooms). Therefore, the business use should provide space for a third car, for customers dropping off or collecting their dogs.

The amended site plan confirms space for 3 vehicles will be provided.

On the understanding that the driveway will be formed of a hardbound material, such as tarmac or concrete, will include provision for drainage (not increasing run off water onto the highway), and will not be gated, then the LHA would have no further comments to make.



On behalf of the 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.