MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2025/0469 Res(2)	**Your Ref:**	P/2025/0469
Date:	30/09/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: TROSI ANNEDD YN 2 ANNEDD / CONVERSION OF DWELLING INTO 2 DWELLINGS

LOCATION: COACH HOUSE, GREEN STREET, HOLT, WREXHAM, LL13 9JF

I refer to your consultation / email dated 08/09/2025 in respect of the above.

General

The proposed development comprises the conversion of an existing 3 bedroom dwelling to 2 no. dwellings (ie/ 1 no. 1 bed dwelling and 1 no. 2 bed dwelling).

Access

The proposed development site is located on Green Street which is an unclassified, residential road subject to a 20mph speed limit.

Based on speeds of 20mph, any proposed / existing access would require visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The revised plan (Existing Site Plan – Drg. No. CH/PD/07 indicates the application site boundary (red line) plus additional land (blue line) under the applicant's control. This would suggest that the applicant has shared use of the existing access onto Green Street.

In order to support the proposed development, the LHA recommend the following access improvements:-

- Modification to existing boundary wall to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. **The applicant would need to submit a suitably scaled plan indicating the full extent of the required / proposed splays.**

The revised layout plan indicates a splay of 2.4 x 25m in the northerly direction which is adequate. However, the proposed splay of 2.4 x 15m in the southerly direction is considered inadequate.

- Widening of existing access to allow the simultaneous passage of 2 vehicles ie/ minimum width of 4.8m for a minimum distance of 10m behind the adjoining highway. The proposed widened shared access of 4.9m is considered adequate.

  The LHA recommend any modifications to the access includes forming a dropped kerb shared access for which s.184 consent will be required.

  The LHA recommend the location of the existing fire hydrant and street lighting column are indicated / detailed on a revised site access plan. These may need to be relocated.

- Hard bound paving for a minimum distance of 5m behind the adjoining highway.

- No gates to be erected.

- An Aco drain or similar across the access to intercept any private surface water run-off.

The LHA recommend that the above detail is indicated on a suitably scaled plan (including annotated dimensions).

Parking & Turning Provision (2 no. dwellings)

The proposed development comprises the conversion of an existing 3 bedroom dwelling to 2 no. dwellings (ie/ 1 no. 1 bed dwelling and 1 no. 2 bed dwelling).

Based on LPGN 16 requirements, the existing property would require a maximum of 3 parking spaces and the proposed dwellings would require a maximum of 3.5 spaces. The proposed parking & turning provision for the 2 no. dwellings indicated on the revised layout plan (Drg. No. CH/PD/08 Rev ----) is considered acceptable.

Parking & Turning Provision (existing care home)

It is not clear if the proposed development has impacted on the operation of the adjoining care home in respect of parking & turning provision. **The LHA request clarification on the following:-**

- **Details / approved plan of approved parking & turning arrangements at the care home.**

- **Details of any proposed shared access arrangement and shared use of area for turning eg/ delivery vehicles.**

- **Maximum size / length of delivery vehicles that visit the care home that require turning within the site curtilage and details of how they turn (ie/ swept path details).**

<u>Cycle Parking / Storage</u>
Adequate cycle parking / storage will need to be provided for each dwelling in accordance with LPGN 16 and Active Travel guidance.

The submitted details appear acceptable.

Waste / Recycling

Adequate waste & recycling storage areas will be required for both proposed dwellings and existing care home. There would appear to be adequate storage areas for the proposed 2 no. dwellings. However, the care home currently appears to use the area marked in blue on the submitted plans for their bin storage. **The LHA recommend the applicant provides details of where the care home waste / recycling facilities will be located when their car park is full should the application be supported.**

Conclusion

In conclusion, the LHA request the following information:-

- **Access**

  In order to support the proposed development, the LHA recommend the following access improvements:-

  - **Modification to existing boundary wall to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. The applicant would need to submit a suitably scaled plan indicating the full extent of the required / proposed splays.**

    The revised layout plan indicates a splay of 2.4 x 25m in the northerly direction which is adequate. However, the proposed splay of 2.4 x 15m in the southerly direction is considered inadequate.

  - **Widening of existing access to allow the simultaneous passage of 2 vehicles ie/ minimum width of 4.8m for a minimum distance of 10m behind the adjoining highway. The proposed widened shared access of 4.9m is considered adequate.**

    The LHA recommend any modifications to the access includes forming a dropped kerb shared access for which s.184 consent will be required.

    The LHA recommend the location of the existing fire hydrant and street lighting column are indicated / detailed on a revised site access plan. These may need to be relocated.

  - **Hard bound paving for a minimum distance of 5m behind the adjoining highway.**

  - **No gates to be erected.**

  - **An Aco drain or similar across the access to intercept any private surface water run-off.**

  The LHA recommend that the above detail is indicated on a suitably scaled plan (including annotated dimensions).

- **Parking & Turning Provision (existing care home)**

  It is not clear if the proposed development has impacted on the operation of the adjoining care home in respect of parking & turning provision. **The LHA request clarification on the following:-**

  - **Details / approved plan of approved parking & turning arrangements at the care home.**

  - **Details of any proposed shared access arrangement and shared use of area for turning eg/ delivery vehicles.**

  - **Maximum size / length of delivery vehicles that visit the care home that require turning within the site curtilage and details of how they turn (ie/ swept path details).**

- **Waste / Recycling**

  Adequate waste & recycling storage areas will be required for both proposed dwellings and existing care home. There would appear to be adequate storage areas for the proposed 2 no. dwellings. However, the care home currently appears to use the area marked in blue on the submitted plans for their bin storage. **The LHA recommend the applicant provides details of where the care home waste / recycling facilities will be located when their car park is full should the application be supported.**



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.