MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Duckworth
Our Ref:	ET/DC/PP/P/2025/0570	**Your Ref:**	P/2025/0570
Date:	15/10/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: GOSOD PEIRIANT ATM ALLANOL GYDA CHAEAD RHOLER, GOLEUADAU LED ALLANOL NEWYDD, FFASGIÂU UPVC NEWYDD, ADEILADU BOLARDIAU A GIÂT BREN A GWAITH CYSYLLTIEDIG / INSTALLATION OF EXTERNAL ATM WITH ROLLER SHUTTER, REPLACEMENT EXTERNAL LED LIGHTING, NEW UPVC FASCIAS, ERECTION OF TIMBER GATE AND BOLLARDS AND ASSOCIATED WORKS

LOCATION: COOP FOOD STORE, MARKET STREET, RHOSLLANERCHRUGOG, WREXHAM, LL14 1AF

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

Access / Parking Provision

The proposed development site is bounded by Market Street to the west (front of foodstore) which is a classified road (one way) subject to a 20mph speed limit and Beech Avenue to the east (rear of foodstore – servicing only) which is an unclassified road also subject to a 20mph speed limit.

The proposed new bollards at the front and rear of the store do not appear to have any impact on the adjoining highway / access to existing parking spaces and the LHA therefore raise no objections.

In terms of deliveries to the rear of the site, the foodstore would appear to service the site using a long wheel-base transit type vehicle. Even with the proposed bollards and new refrigeration plant at the rear, such a delivery vehicle would still be able to access the site in the same manner without any encroachment on the adjoining highway. **It may be considered appropriate to confirm the existing / proposed servicing arrangements at the site ie/ from which access this takes place and by what size / length of vehicle.**

Visibility

In terms of the visibility at the rear access, splays of only 2.4 x 5m in both directions measured to the nearside edge are currently available from this access. These splays will not be affected by the proposed development.

Lighting

Any proposed lighting must not cause any disabling glare or distraction to drivers of vehicles on the adjoining highway.

The LHA have no objections to the proposed development and recommend that any permission includes 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. @@@

NONSTD **NO LIGHT SOURCE VISIBLE TO DRIVERS**
026R No lighting hereby granted consent shall be directly visible to drivers of motor vehicles using the adjacent highway causing disabling glare or distraction.



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.