

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Simon Greenland
Our Ref:	ET/DC/PP/P/2024/0232 Res (2)	Your Ref:	P/2024/0232
Date:	06/06/2024		

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WAHÂN AC ADEILADU FFENESTR DORMER YN Y CEFN / CONVERSION OF EXISTING 4
BEDROOMED APARTMENT INTO 2 SEPERATE 2 BEDROOMED APARTMENTS AND
CONSTRUCTION OF REAR DORMER**

2A NEW HIGH STREET RUABON WREXHAM

Grid Ref: E 330418.75 N 344017.94

I refer to your consultation / email dated 30/05/2024 including revised site plan (Drg. No. A101 Rev A) in respect of the above.

General

The proposed development site is located on the High Street (B5605) which is a classified road subject to a 20mph speed limit.

I understand there is no parking provision associated the development site. However, the proposed development is in a highly sustainable location. The potential for on-street parking problems in this area as a result of this development is considered to be low given the existing traffic regulation orders in this area.

It is considered likely that the proposed apartment will appeal to those who don't own a car. Any perceived shortfall in parking provision could be dealt with by a commuted sum.

Parking Provision

Based on LPGN 16 requirements, the existing 4 bedroom apartment would require a maximum of 3 parking spaces. Based on LPGN 16 requirements, the proposed 2 no. 2 bedroom apartments would require a maximum of 3 parking spaces. I understand the existing 4 bedroom apartment has no designated off road parking provision.

The proposed development site is in a highly sustainable location in close proximity to existing bus stops and the railway station. There is a car park on the opposite side of the road from the development site which comprises around 25 spaces.

In terms of cycle parking, I comments as follows:-

LPGN 16 requires at least 2 secure cycle parking spaces per dwelling. In the case of flats, this should be provided via safe and secure communal cycle parking areas. **Could you please ask the applicant to provide a suitably scaled plan indicating this detail.**

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. I would recommend that the applicant consults 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.

Our Waste / Recycling Section consider the waste /recycling facilities indicated on the revised site plan (Drg. No. A101 Rev A) for the apartments to be acceptable.

I await the requested detail

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

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.

A handwritten signature in black ink on a yellow rectangular background. The signature appears to be 'P. Palmer' written in a cursive, slightly slanted script.

Chief Officer, Environment & Technical