MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Duckworth
Our Ref:	ET/DC/PP/P/2025/0773	**Your Ref:**	P/2025/0773
Date:	04/11/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CODI STRWYTHUR PLASTIG WEDI'I ATGYFNERTHU Â GWYDR A SLABIAU CONCRIT CYSYLLTIEDIG I GARTREFU UNED TRIN AER / ERECTION OF GLASS REINFORCED PLASTIC STRUCTURE AND ASSOCIATED CONCRETE SLAB TO HOUSE AIR HANDLING UNIT

LOCATION: PLAS GORORAU, ELLICE WAY, WREXHAM TECHNOLOGY PARK, WREXHAM, LL13 7YY

I refer to your consultation / email dated 22/10/2025 in respect of the above.

Access

Ellice Way and its associated access roads are unadopted. The LHA understand that WCBC – Assets & Economy Section are responsible for / maintain Ellice Way. **The LHA recommend you consult with the Assets & Economy Section to discuss the proposed development.**

The proposed development is considered unlikely to have any detrimental effect on the adjoining highway (ie/ Rhyd Broughton Lane) in terms of access / traffic generation. However, there may be the potential for over-spilling of parking onto the adjoining highway should the proposed reduced parking provision be insufficient at the site.

Parking & Turning Provision

Existing Site Plan (Drg. No. PGP2-TACP-PB-00-DR-A-PL-0003 Rev PL1)

The existing parking provision at the site appears to comprise 202 standard parking spaces plus 6 spaces to mobility standard (Total no. of spaces 208).

Proposed Site Plan (Drg. No. PGP2-TACP-PB-00-DR-A-PL-0004 Rev PL1)

The proposed parking provision at the site appears to comprise 161 standard parking spaces plus 14 spaces to mobility standard (Total no. of spaces 175).

The proposed development is assumed to be ancillary to the existing use of the site and would therefore not require any additional parking provision. However, the proposed development would result in a reduction of 33 overall parking spaces at the site.

No details of the maximum number of vehicles that typically park on site at any one time have been provided. **The LHA recommend that this detail is provided.**

The number of parking space provided to mobility standard (both existing & proposed) is less than the minimum 10% recommended by LPGN 16. **This provision will need to be reviewed / amended.**

The LHA therefore request clarification on the previously approved car parking & turning arrangements at the development site including :-

- **Previous Planning Consent relating to the site along with approved parking & turning layout plan.**

- **The gross floor area of the overall site (buildings) and its previously approved consent / LPGN 16 class use.**

Cycle Parking / Shelters

Adequate cycle parking / shelters would need to be provided in accordance with LPGN 16 / Active Travel Guidance. No details of the existing / proposed provision have been provided. **The LHA recommend that this detail is indicated on a suitably scaled plan (including annotated dimensions).**

Conclusion

In conclusion, the LHA request the following information:-

- No details of the maximum number of vehicles that typically park on site at any one time have been provided. **The LHA recommend that this detail is provided.**

- **The LHA request clarification on the previously approved car parking & turning arrangements at the development site including :-**

    - **Previous Planning Consent relating to the site along with approved parking & turning layout plan.**

    - **The gross floor area of the overall site and its previously approved consent / LPGN 16 class use.**

- **Cycle Parking / Shelters**

    Adequate cycle parking / shelters would need to be provided in accordance with LPGN 16 / Active Travel Guidance. No details of the existing / proposed provision have been provided. **The LHA recommend that this detail is indicated on a suitably scaled plan (including annotated dimensions).**

Supplementary Notes

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



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 / 171 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.