MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Tyler Fox
Our Ref:	ET/DC/AC/P/2025/0476	**Your Ref:**	P/2025/0476
Date:	06/11/2025		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD ADEILAD O DDOSBARTH A1 (MANWERTHU) I DDOSBARTH CYMYSG A1, A3, D1 A D2/CHANGE OF USE OF BUILDING FROM CLASS A1 (RETAIL) TO MIXED CLASS A1, A3, D1 AND D2

8 EAGLES MEADOW, WREXHAM, LL13 8DG

We refer to your consultation / email in respect of the above.

The Local Highway Authority (LHA) has reviewed the submitted planning application and understands that the proposal involves converting an existing retail unit (A1 - 1704sqm) at Eagles Meadow Shopping Centre, located in Wrexham city centre. The conversion will change the unit from fully A1 (shops) to a mixed-use scheme comprising:

- A1 (Retail) - 340sqm
- A3 (Food and Drink) - 341sqm
- B1 (Business) – 341sqm
- D1 (Non-residential Institution) – 341sqm
- D2 (Assembly and Leisure) – 341sqm.

The retained A1 space will continue to be used for traditional retail purposes. The remaining ground floor area will be repurposed to include community spaces and an audio and visual area. The mezzanine level is proposed to be used as office space, and the community use may also include a café.

It is considered that the proposed development will not result in an increase in traffic generation or parking demand at the Shopping Centre, and therefore the LHA raises no objection to the development proposals.

KWEdwards
Contracts & Engineering Manager

On behalf of Chief Officer, Environment & Technical

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.