MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Tyler Fox
Our Ref:	ET/DC/PP/P/2025/0434	**Your Ref:**	P/2025/0434
Date:	10/11/2025		

TOWN AND COUNTRY PLANNING ACT 1990

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

LOCATION: COMMERCE HOUSE, LLANGOLLEN ROAD, ACREFAIR, WREXHAM, LL14 3RY

I refer to your consultation / email dated 20/10/2024 in respect of the above.

General

The proposed development site comprises the conversion of an existing 6 bedroom dwelling to 2 no. dwellings (ie/ 1 no. 2 bed and 1 no. 4 bed).

Access

The proposed development site is located on the A539 Llangollen Road which is a busy classified road subject to a 20mph speed limit.

The existing property has no off road parking / vehicular access. The site is fronted by zig zag markings associated with the existing signalised crossing and single yellow line both sides beyond this point prohibiting parking between 7am – 7pm.

Parking & Turning Provision

Based on LPGN 16 requirements, the existing 6 bedroom dwelling would normally require a maximum of 4 parking spaces. The existing property has no off road parking.

Based on LPGN 16 requirements, the proposed 4 bed & 2 bed dwelling would normally require a maximum of 5 parking spaces. The proposed dwellings have no parking provision.

The proposed development would potentially result in a marginal increase in parking demand of 1 additional parking space. However, there is a 20 space public car park located directly opposite the site and the site is on a bus route with bus stops located in close proximity to the development site.

Cycle Parking / Storage
Adequate cycle parking /storage will be required in accordance with LPGN 16 / Active Travel Guidance. The LHA recommend that the applicant liaises with our Active Travel Section (Tel: 01978 729667) on this detail. **The LHA recommend the applicant provides a suitably scaled plan indicating the proposed cycle parking / storage facilities at both properties (including annotated dimensions).**

Waste / Recycling

There would appear to be adequate space for storage of waste bins / recycling containers within the curtilage of the site.

Conclusion

In conclusion, the LHA request the following information:-

- Cycle Parking Storage
  Adequate cycle parking /storage will be required in accordance with LPGN 16 / Active Travel Guidance. The LHA recommend that the applicant liaises with our Active Travel Section (Tel: 01978 729667) on this detail. **The LHA recommend the applicant provides a suitably scaled plan indicating the proposed cycle parking / storage facilities at both properties (including annotated dimensions) once these details are discussed / agreed with our Active Travel Section.**



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.