MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Tyler Fox
Our Ref:	ET/DC/DB/P/2025/0235	**Your Ref:**	P/2025/0235
Date:	10/11/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ADDASU'R FFLAT 3 YSTAFELL WELY YN 1 FFLAT AC 1 FFLAT UN YSTAFELL / CONVERSION OF 3 BEDROOM FLAT INTO 1 NO APARTMENT AND 1 NO BEDSIT

LOCATION: 3A-4 CHESTER STREET, WREXHAM, LL13 8BD

I refer to your consultation / email dated 28/03/2025 in respect of the above.

This application relates to a conversion within an existing footprint, with no significant effect on accommodation or trip rates. The LHA have no comment to make regarding the principles of this application from highway perspective, subject to the following detailing concerns being addressed:

1. Can the applicant demonstrate that they have access rights to install the Sheffield bike stands referred to within the Planning Statement and show these on a plan?
2. Can the applicant expand on the area proposed for the bin store in terms of right of access and area proposed? These should also be shown on a plan.
3. Should this application be successful, can the requirement to maintain access for pedestrians, and the need to respect other neighbouring accesses be reinforced in a suitably worded condition requesting deliveries and construction staff parking be coordinated to reflect the town centre pedestrian access and restricted access for vehicular traffic? The appendix below contains guidance notes on working on or within the immediate vicinity of the public highway

D Bailey

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.