# MEMORANDUM

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| **From:** | Chief Officer, Environment & Technical | **To:** | Chief Officer Economy & Planning |
| | | **FAO:** | Jenni Perkins |
| **Our Ref:** | ET/DC/PP/P/2025/0641 | **Your Ref:** | P/2025/0641 |
| **Date:** | 02/12/2025 | | |

**TOWN AND COUNTRY PLANNING ACT 1990**

**PROPOSAL: NEWID DEFNYDD YR ADEILAD I FFLATIAU STAFF X 2 AC ESTYNIAD OCHR UNLLAWR / CHANGE OF USE OF BUILDING TO STAFF APARTMENTS X 2 AND SINGLE STORY SIDE EXTENSION**

**LOCATION: ASHGROVE, CHESTER ROAD, GRESFORD, WREXHAM, LL12 8PP**

I refer to your consultations / emails dated 21/10/2025 & 13/11/2025 in respect of the above.

**Access**

The development site is located on the B5445 Chester Road which is a classified road subject to a 40mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

The proposed / existing access currently serves the Ashgrove and Ashleigh Court Nursing Homes to the rear of the development site. The existing access is approximately 5.5m wide and provides visibility splays in excess of 2.4 x 120m in both directions in accordance with TAN 18.

The existing access is not currently provided with tactile paved crossing points. The submitted layout plan (Drg. No. ACH/11 – Dated July 2025) indicates the provision of tactile paving in this location. These shall be a minimum of 1200 x 1200mm in line with the back of footway. **This improvement will require s.184 consent from the Council (along with the submission of a detailed construction plan).**.

**Access / Footpath**

There is an existing access (2.7m wide) with dropped kerb located a short distance south of the main access along Chester Road. This is indicated on the proposed layout plan. The LHA assume that this access is for a pedestrian path linking to the building and not proposed as a vehicular access.

**Parking & Turning Provision**

Adequate parking & turning provision will need to be provided / maintained at the site.

The LHA understand the existing building comprises a single garage on the ground floor and 1 bed apartment on the first floor.

The existing care home comprises a gross floor area of 2076m$^2$ with 48 beds. Based on LPGN 16 requirements, the existing care home would require 1 car space per 2 bed spaces, Based on 48 beds, the existing care home would require a maximum of 24 spaces. The existing car park provides 50 parking spaces which is considered adequate to serve the existing care home and ancillary building (proposed to accommodate an additional 1 bed apartment).

Cycle Parking / Storage

Cycle parking provision at the development site is considered adequate.

**Waste Collection / Recycling**

Based on the nature of the site and size of refuse vehicle indicated on the submitted layout plan (ie/ approx 7.3m long), it is assumed that the site is serviced by a private waste contractor.

There would appear to be adequate space within the site to accommodate sufficient waste / recycling bins.

The LHA have no objections to the proposed development and would recommend any permission include the following conditions:-

## CONDITIONS

**ZJ41** **GENERAL LAYOUT**
026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. ACH/11 Rev A

**NONSTD** **SUBMISSION OF FURTHER DETAILS (ACCESS / FOOTWAY WORKS)**
026R No part of the development shall commence until a scheme detailing the construction
E06N of the following has been submitted to and approved in writing by the Local Planning
E07N Authority: ***delete as appt ****

1) *Installation of tactile paving across the existing vehicular access off Chester Road.*

*The scheme as is approved shall be fully implemented prior to first use of the development.*

**Supplementary Notes**

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

***Note to Applicant***

*A licence should be obtained (as required by section 184 / 171 of the Highways Act 1980) from the Highway Authority in order to install appropriate tactile paving at the existing access. The applicant will be required to submit a detailed construction plan of these works for further approval). Further guidance can be obtained from the Environment & Technical Department of Wrexham County Borough Council on telephone 01978 729670*



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.*