MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2025/0856	**Your Ref:**	P/2025/0856
Date:	04/12/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ADDASU'R ADEILAD ALLANOL/SWYDDFA GARTREF BRESENNOL I FFURFIO ANECS YN ATODOL I'R PRIF DŶ / CONVERSION OF EXISTING OUTBUILDING/HOME OFFICE TO FORM ANNEXE ANCILLARY TO THE MAIN HOUSE

LOCATION: 1 THE WOODLANDS, CHESTER ROAD, GRESFORD, WREXHAM, LL12 8NU

I refer to your consultation / email dated 14/11/2025 in respect of the above.

General

The LHA understand the proposed development comprises the conversion of an existing outbuilding home office & WC to form a new annex / granny flat to be used ancillary to the main house.

Access

The proposed development site is located on the B5445 Chester Road which is a classified road subject to a 30mph speed limit.

The existing access serves both nos. 1 & 2 The Woodlands.

Any proposed / existing shared access in this location would require visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the proposed shared access is inadequate in both directions providing splays of approximately 2.4 x 16m to the north east and 2.4 x 25m to the south west measured to the nearside edge. Visibility is impeded by the existing hedgerow / vegetation either side of the access. However, the LHA understand that the proposed conversion will be ancillary to the main dwelling which is assumed not to generate any significant increase in vehicle movements. The LHA assume a suitable condition will be included which limits the building to ancillary use.

The existing access is 5.1m wide and surfaced with hard bound materials.

Parking and Turning Provision

Parking and turning provision at the site is considered acceptable.

The LHA have no objections to the proposed development and recommend any permission includes 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(s) No. **@@@**

ZG15 **USE TO BE ANCILLIARY TO HOUSE**
NONSTD The annex shall only be used for purposes ancillary to the use of the dwelling as a single dwelling house and for no other purpose.

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.