MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/ /P/2025/0653	**Your Ref:**	P/2025/0653
Date:	07/01/2025		

TOWN AND COUNTRY PLANNING ACT 1990

Proposal :CADW 3 CHAEAD RHOLIO ALLANOL, DIWYGIADAU I FLAEN Y SIOP GAN GYNNWYS FFENESTRI NEWYDD, DRYSAU A GWAREDU HEN FYNEDFA'R SIOP/ RETENTION OF 3 NO EXTERNAL ROLLER SHUTTERS, AMENDMENTS TO SHOP FRONT INCLUDING NEW WINDOWS, DOORS AND REMOVAL OF PREVIOUS SHOP ENTRANCE

Location: 4 REGENT STREET, WREXHAM, LL11 1SA

I refer to your consultation / email dated 29/08/2025 in respect of the above.

This retrospective application relates to the retention of existing roll shutters (3nr), non-illuminated sign, and shop front amendments. These amendments include removal of one of the 2 entrances together with new windows and doors.

Whilst the roller shutters (box and guiderails) do protrude from the applicant's elevation it is not considered to be to such an extent that it causes an obstruction, nor does it hinder the maintenance of the highway.

This situation occurs regularly within retail/commercial units fronting the highway throughout the county, so the precedence is set and it would be unreasonable for the Local Highway Authority to object without reason.

To enable the Local Highway Authority to support the proposal from a highways perspective, can the applicant confirm:-
1) The roller shutters and their maintenance are solely the responsibility of the applicant, and that they carry adequate insurance covering the shutters if any issues arise.
2) That maintenance will be carried out by competent persons, who will coordinate with the LHA to carry out the work in accordance with guidance notes provided below.

Subject the above, the LHA raise no other concerns. There do not appear to be any standard conditions relating to accessing roller shutters and shop fronts for maintenance.

KWEdwards
Contracts & Engineering Manager

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.