MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Duckworth
Our Ref:	ET/DC/PP/P/2025/0955	**Your Ref:**	P/2025/0955
Date:	05/02/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD ADEILAD O DDOSBARTH DEFNYDD CYMYSG C3/D1 (ANNEDD/CLINIG) I DDOSBARTH C3 (ANNEDD) / CHANGE OF USE OF BUILDING FROM MIXED USE CLASS C3/D1 (DWELLING/CLINIC) TO CLASS C3 (DWELLING)

LOCATION: NEW INN, HIGH STREET, COEDPOETH, WREXHAM, LL11 3SB

I refer to your consultation / email dated 12/01/2026 in respect of the above.

General

The proposed development site comprises the change of use of an existing health clinic (ground floor) with 2 bedroom apartment on the first floor to a 3 bed dwelling. The property has a parking & turning area to the rear of the building which is accessed off Victoria Road.

Access

The proposed development site is accessed off the High Street Coedpoeth (via Victora Road) which is a busy, classified road subject to a 20mph speed limit. Visibility at the junction of Victoria Road / High Street is adequate providing splays Iin excess of 2.4 x 25m in both directions in accordance with Manual for Streets.

The access to the property off Victoria Road is approximately 5.6m wide. Victoria Road is a narrow (approximately 3.2m wide carriageway), unadopted road (cul de sac) along which typical speeds are likely to be around 10mph given the geometry of the road.

Parking & Turning Provision

LPGN 16 requires a maximum of 3 parking spaces for a 3 bed dwelling.

The existing / proposed car park is located at the rear of the property and is accessed off Victoria Road. The car park currently appears capable of accommodating at least 4 cars plus turning and is considered adequate to serve the proposed 3 bedroom dwelling.

The LHA recommends that the applicant provides a suitably scaled layout plan indicating the proposed parking and turning provision (including annotated dimensions of spaces and turning areas in accordance with LPGN 16) at the rear of the property.

Traffic Generation

It is considered likely that the exiting health clinic and 2 bedroom apartment above have the potential to generate significantly more vehicle movements than the proposed 3 bed dwelling.

Waste / Recycling

There would appear to be adequate space at the rear of the property to provide adequate storage of waste / recycling bins.

Conclusion

In conclusion, the LHA request the following information:-

- **Parking & Turning Provision**

  LPGN 16 requires a maximum of 3 parking spaces for a 3 bed dwelling.

  The existing / proposed car park is located at the rear of the property and is accessed off Victoria Road. The car park currently appears capable of accommodating at least 4 cars plus turning and is considered adequate to serve the proposed 3 bedroom dwelling.

  The LHA recommends that the applicant provides a suitably scaled layout plan indicating the proposed parking and turning provision (including annotated dimensions of spaces and turning areas in accordance with LPGN 16) at the rear of the property.

KW Edwards

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 184/171 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.