MEMORANDUM

wrexham COUNCIL CYNGOR wrecsam

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Philip Mullineux
Our Ref:	ET/DC/AC/P/2025/0490	**Your Ref:**	P/2025/0490
Date:	18/03/2025		

TOWN AND COUNTRY PLANNING ACT 1990

ROPOSAL: ADDASU'R CAPEL I 2 FFLAT 3 YSTAFELL WELY, A 2 FFLAT 1 YSTAFELL WELY GYDA PHARCIO CYSYLLTIEDIG / CONVERSION OF CHAPEL TO 2 NO 3 BEDROOM FLATS AND 2 NO 1 BEDROOM FLATS WITH ASSOCIATED PARKING

LOCATION: JERUSALEM METHODIST CHAPEL, HIGH STREET, JOHNSTOWN, WREXHAM, LL14 2SH

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

Access Arrangement
The amended site plan does not introduce any modification to the access arrangement, nor does it provide visibility splay information or amendments to boundary treatments. As such, the previously identified deficiencies in visibility and access geometry remain. However, the LHA acknowledges that this access served the former chapel use, which would likely have generated a greater number of vehicular movements than those associated with the proposed residential conversion. The development therefore does not represent an intensification of the access, and the access has been historically established and used without evident highway safety concerns. In light of this, and the minimal scope for improvements due to spatial and land constraints, the LHA considers the continued use of this established access to be acceptable in this instance.

Parking Provision
The amended plan indicates four parking spaces, with no mobility-standard bay identified. Although the spaces are now more clearly illustrated and labelled as "car space," there are no dimensions provided in order for the LHA to confirm that they are of appropriate width. **The LHA a revised drawings clearly showing the dimensions of each space.**

Cycle Parking Provision
The amended plan now includes indicated bike rack areas on both sides of the site. These additions represent a step toward addressing the Active Travel requirement. However, the plan does not include dimensions, capacity details, or confirmation that the facilities meet required standards. While partially improved, further detail is still required for full compliance. **The LHA require details of what is proposed include type and number of provision.**

Refuse and Recycling Storage
The amended plan has now added two bin storage areas, each labelled with clear positions for flats, and annotated with internal clearance requirements (e.g., 1.00m x 2.40m). The plan also identifies

where bins will be placed for collection. The LHA is satisfied that this aspect of the application has now been addressed.

Summary
The following information is required for the LHA to support the application:

- Parking Provision:
  - provide revised drawings showing the full dimensions (width and length) of each parking space.
- Cycle Parking Provision:
  - Supply full specification of proposed cycle parking, including the type of stands, number of spaces, and whether any shelter is provided.
  - Provide scaled dimensions and layout details of the cycle parking areas to confirm compliance with Active Travel standards.

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.