MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/PP/P/2026/0106	**Your Ref:**	P/2026/0106
Date:	30/03/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ADNEWYDDU CANIATÂD CYNLLUNIO P/2018/0634 - DYMCHWEL HEN GLWB IEUENCTID MAELOR, CAIS AMLINELLOL AR GYFER DATBLYGIAD PRESWYL AC ADEILADU MYNEDFA NEWYDD / RENEWAL OF PLANNING PERMISSION P/2018/0634 - DEMOLITION OF FORMER MAELOR YOUTH CLUB, OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AND CONSTRUCTION OF NEW ACCESS

LOCATION: MAELOR YOUTH CLUB, LLANGOLLEN ROAD, ACREFAIR, WREXHAM, LL14 3UF

I refer to your consultation / email dated 06/03/2026 in respect of the above.

General

The proposed development comprises an area of land previously occupied by the former Maelor Youth Club with the erection of 2 no. dwellings with associated car parking and landscaping. This detail was submitted as part of the previously approved application ref: P/2018/0634 – Block Plan (Drg. No. FV7 / TT0221 / 1).

It is noted that the current application is “all matters reserved”. However, the LHA comment as follows:-

Access

The proposed development site is located on Holt Road which is a busy, classified road subject to a 30mph speed limit. Based on typical speeds of 30mph, any proposed / existing access would require visibility splay of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

The submitted layout plan (Drg. No. FV7 / TT0221 / 1) indicates a proposed shared access indicating splays of 2.4 x 56m to the south west and 2.4 x 45m to the north east measured to the nearside edge. However, following a site visit on 24/03/2026, a suitable access providing the required splays (ie/ 2.4 x 43m in both directions) would need to be located centrally along the site frontage. This would need to be indicated on a revised layout plan.

Based on the proposed number of dwellings being limited to 2 no properties (as per planning application ref: P/2018/0634), the LHA would consider the construction of 4.8m minimum wide shared access being acceptable subject to the access / swept paths being achievable for a 7m long medium sized delivery vehicle. The construction of the new shared access and reinstatement of the existing dropped kerb crossing towards the eastern end of the site frontage will require s.184 / 171 consent from the Council.

If the application is supported, the LHA recommend the following access details are indicated on a revised layout plan:-

- Centrally located shared access providing visibility splays of 2.4 x 43m in both directions in accordance with Manual for Streets
- Minimum 4.8m wide shared access (dropped kerb vehicular access would be considered acceptable)
- Minimum 5m hard bound paving to shared access
- No gates within 5m of the highway boundary (preferably no gates)
- Aco drain or similar where the access falls towards the highway
- Closure of existing dropped kerb access / reinstatement to full height footway construction

Public Footpath

Public Footpath No.71 - Cefn passes alongside the development site and should not be interfered with. The LHA strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761

Parking & Turning Provision - Proposed Block Plan (Drg. No. FV7 / TT0221 / 1)

Adequate parking & turning provision will need to be provided within the curtilage of the site in accordance with LPGN 16.

The LHA recommend that maximum parking requirements are required for this development given the site fronts a busy, classified road (A539 Llangollen Road).

A suitable communal turning area will be required at the development site. The LHA recommend that a suitable turning area is provided for a medium sized delivery vehicle ie/ 7m in length. **The LHA recommend that this detail / swept path details (using standard swept path software) are submitted indicating such a turning space.**

It is accepted that a refuse vehicle is likely to service the waste / recycling from the main road.

Cycle Parking / Storage

Adequate Cycle Parking / Storage will need to be provided in accordance with Active Travel Guidance (2021) & LPGN 16. This could be included as a planning condition.

Waste / Recycling

Adequate space for a suitable collection point will be required in close proximity to the highway. This could be included as a planning condition.

Conclusion

In conclusion, the LHA have no objections in principle to the proposed development subject to the above details being addressed.

Supplementary Notes

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

Note to Applicant:

Public Footpath No.71 - Cefn passes alongside the development site and should not be interfered with. The LHA strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

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.



On behalf of Chief Officer, Environment & Technical