MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Duckworth
Our Ref:	ET/DC/DB/P/2025/0816 Response 2	**Your Ref:**	P/2025/0816
Date:	15/04/2026		

TOWN AND COUNTRY PLANNING ACT 1990

CHANGE OF USE OF BUILDING FROM CLASS A1 (RETAIL) TO CLASS A3 (HOT FOOD TAKEAWAY)

1A NEW HIGH STREET, RUABON, WREXHAM, LL14 6NL

We refer to your consultation / email dated 27/10/2025 and updated access plan and Service Delivery, Waste Management, & Construction Management Plan in respect of the above.

This application relates to changing the use of the former convenience store (Class A1) to a hot food takeaway (Class A3).

The existing road that the site is High Street, or B5605, a classified road subject to 20 mph passing the site. Immediately outside the site are the zig zag road markings linked to the controlled crossing. **Parking on the controlled area is considered an offence and must be avoided at all times**.

Access

The Service Delivery Management plan confirms:

1. The rear yard has moped and cycle parking
2. There are 2 spaces allocated for this application, for staff and supply of deliveries to the unit.
3. There is room for vehicles to turn within and ensure that vehicles enter and leave in a forward gear.

Therefore, subject to the commitments made in the Service Delivery Management Plan being referred to or conditioned, the LHA have no objection to the proposal.

Regarding Construction Traffic Management, the applicant is required to amend their proposal to confirm that deliveries of building materials would also be made using a small van to the rear and that no deliveries would be permitted whilst parking on the main road. If there are exceptional circumstances where no other option exists then the LHA would refer the applicant to the Guidance Notes in the Appendix below.

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.