# MEMORANDUM

| | | | |
|---|---|---|---|
| **From:** | Chief Officer, Environment & Technical | **To:** | Chief Officer Economy & Planning |
| | | **FAO:** | Sarah Duckworth |
| **Our Ref:** | ET/DC/DB/P/2025/0873 | **Your Ref:** | P/2025/0873 |
| **Date:** | 1st May 2026 | | |

**TOWN AND COUNTRY PLANNING ACT 1990**

**Reference:** P/2025/0873

**Proposal :**NEWID DEFNYDD Y GAREJ BRESENNOL I FFLAT HUNANGYNHWYSOL/CHANGE OF USE OF EXISTING GARAGE TO SELF CONTAINED FLAT

**Location:** PARKSIDE, MARKET SQUARE, FIFTH AVENUE, LLAY, WREXHAM, LL12 0SA

I refer to your consultation / email dated 24 November 2025 in respect of the above.

This application refers to an additional residential flat in the rear parking area of the site.

On reviewing the proposal plan L09.1.003 2-2, the Local Highway Authority are concerned at the lack of adequate space for turning within the development.

**An adequate turning head within the rear yard should be provided and maintained**.
The Local Highway Authority will not permit reversing a vehicle without unobstructed visibility of any pedestrians.
**A revised plan should be submitted showing the proposals.**

The plan should also incorporate cycle parking and bin provision and location.

**Until the above is resolved the LHA are unable to support the proposal from a highways perspective**

*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 / 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.