MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/DB/P/2025/0899	**Your Ref:**	P/2025/0899
Date:	20 May 2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD Y LLAWR GWAELOD O DDOSBARTH A2 (SWYDDFA) I DDOSBARTH A3 (BWYTY) A'R LLORIAU UCHAF O DDOSBARTH A2 (SWYDDFA) I DDOSBARTH C3 (5 O FFLATIAU) / CHANGE OF USE OF GROUND FLOOR FROM CLASS A2 (OFFICE) TO CLASS A3 (RESTAURANT) AND UPPER FLOORS FROM CLASS A2 (OFFICE) TO CLASS C3 (5 NO APARTMENTS)
LOCATION: 31 HIGH STREET, WREXHAM, LL13 8HY

I refer to your consultation / email dated 05/12/2025 in respect of the above.

This application proposes 5 nr 1 bedroomed flats above a ground floor A3 use. The location is very sustainable within the city centre with easy access to all major amenities and bus routes.

The Local Highway Authority has reviewed the proposed floor plans and Heritage Impact / Design Access Statement and advise as follows:

1) It is noted that 3 nr cycle spaces drawn is below requirements of LPG 16. Provision of adequate cycle spaces helps justify the shortfall in parking and demonstrate sustainable development.

2) The strategy for refuse storage and collection needs to be expanded. The bin storage should be clearly identified within the footprint of the building, and bins only taken outside on the day of collection.

3) The Loal Planning Authority require a condition be applied prohibiting the use of Temple Row for refuse storage and collection. All collection should be via High Street frontage. Temple Row is already over congested with Bins, which is inappropriate for an access close to the Parish Church and within the conservation area. A Waste Management Strategy document should be provided for LHA and LPA approval prior to planning approval to ensure adequate provision is made within the building.

4) A Construction Traffic Management Plan is required by condition prior to commencement of any work son site and requesting the approval of the Local Highway Authority prior to discharge of condition. This is to ensure safe access for pedestrians along Egerton Walk and High St is maintained and managed.

Conclusion:

Use of Temple Row for refuse collection access should be clearly prohibited.
The Applicant should amend the plans to demonstrate cycle parking in accordance with LPG16 and demonstrate adequate bin storage within. A Waste Management Stragey should be provided committing to internal bin storage, with a bin collection point proposed and approved by the LPA prior to commencement.

A Construction Traffic Management Plan should be provided; however this could be managed via a suitably worded standard condition noting approval of the same is required prior to commencement.

The LHA have no further comments to make and await provision of the above.

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.