MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Lauren Rowlinson
Our Ref:	ET/DC/PP/P/2026/0340	**Your Ref:**	P/2026/0340
Date:	18/06/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD YR ADEILAD O DDOSBARTH B1 (SWYDDFA) I SALON HARDDWCH AC YSTAFELL HYFFORDDI GYSYLLTIEDIG / CHANGE OF USE OF BUILDING FROM CLASS B1 (OFFICE) TO BEAUTY SALON AND ASSOCIATED TRAINING ROOM

LOCATION: 6 TEMPLE ROW, WREXHAM, LL13 8LY

I refer to your consultation / email dated 17/06/2026 in respect of the above.

General

The proposed development is located on Temple Row in Wrexham City Centre.

Parking Provision

It is understood that the existing Class B1 Offices (112m^2 gfa) will be utilised as a Class A1 -beauty salon & associated training room (112m^2 gfa). Based on LPGN 16 requirements the existing offices would require a maximum of 4 spaces and the proposed salon would require a maximum of 7 spaces. It is assumed that the existing / proposed premises have no off-street parking provision. However, the LHA raise no objections given the highly sustainable location of the site.

Waste / Recycling

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway. **The LHA strongly recommend that you consult with our Senior Waste Strategy Officer Gabrielle Povey on 01978 729640 to discuss the above detail and the adequacy of any area allocated to waste collection which will need to comply with the Workplace Regulations 2024.**

Once the above details are agreed, the LHA recommend that a suitably scaled plan is provided (included annotated dimensions) detailing the proposed waste – recycling storage / collection point and required number / size of bins.

Conclusion

In conclusion, the LHA requests the following information:-

- **Waste / Recycling**

  It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway. **The LHA strongly recommend that you consult with our Senior Waste Strategy Officer Gabrielle Povey on 01978 729640 to discuss the above detail and the adequacy of any area allocated to waste collection which will need to comply with the Workplace Regulations 2024.**

  Once the above details are agreed, the LHA recommend that a suitably scaled plan is provided (included annotated dimensions) detailing the proposed waste – recycling storage / collection point and required number / size of bins.

Supplementary Notes

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

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.

K W Edwards

Contracts & Engineering Manager

On behalf of Chief Officer, Environment & Technical