MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/DB/P/2026/0301	**Your Ref:**	P/2026/0301
Date:	19/06/2026		

Town and Country Planning Act 1990

PROPOSAL: NEWID DEFNYDD ADEILAD O DDOSBARTH (PRACTIS MILFEDDYGOL) I DDOSBARTH A3 (BWYTY) / CHANGE OF USE OF BUILDING FROM VETERINARY PRACTICE TO CLASS A3 (RESTAURANT)

LOCATION: 55 CHESTER STREET, WREXHAM, LL13 8BA

I refer to your consultation / email dated 26 May 2026 in respect of the above.

This proposal seeks support to convert an existing veterinary surgery into a single storey restaurant in a very sustainable location within the city centre, therefore, no parking will be required.

The location is on a pedestrianised section of Chester Street, with a pedestrian access leading to the Market Street car park to the side. There are numerous other restaurants within close proximity to this proposal.

The Local Highway Authority have no concern relating to the principals of a restaurant in this location, however, prior to being able to conclude a response require details of internal refuse storage and collection proposed, together with provision for cycle storage as per LPG 16.

On a larger development the LHA would recommend a Service Delivery Management Plan condition to demonstrate that supplies would be arranged out of hours. However, given the scale of development, and close proximity of vehicular parking to the rear, the LHA are comfortable this can easily be managed without the need for vehicular deliveries to the front along the pedestrian section of Chester St.

A Construction Traffic Management Plan condition would also be requested to demonstrate the applicant can manage the works safely without risk or hindrance to the public and neighbours.

Summary:
The LHA request an amended site plan showing bin storage off the highway/public footpath, and a proposed collection point that does not obstruct public access. Can a cycle store be added to the plan also.
The LHA request a CTMP condition, as suggested below, and refer the applicant to the guidance appended below for coordinating any construction works impacting upon the highway.

Suggested Condition:

ZJ45 026R	**CONSTRUCTION TRAFFIC MANAGEMENT PLAN** No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

Supplementary Notes

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

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.