MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Duckworth
Our Ref:	ET/DC/DB/P/2026/0226	**Your Ref:**	P/2026/0226
Date:	19/06/2026		

Town and Country Planning Act 1990

PROPOSAL: NEWID DEFNYDD Y CYNHWYSYDD PRESENNOL I DDOSBARTH A3 (BWYD A DIOD - CIOSG LLUNIAETH) / CHANGE OF USE OF EXISTING CONTAINER TO CLASS A3 (FOOD AND DRINK - REFRESHMENT KIOSK)

LOCATION: BRADLEY MILL BARN, BRADLEY, WREXHAM, LL11 4DD

I refer to your consultation / email dated 11 May 2026 in respect of the above.

This application seeks approval for a change of use from an existing container to a refreshment kiosk (Class A3).

To enable this proposal to be considered fully by the Local Highway Authority further information is required as follows:-

1) Staffing numbers and parking provision
2) Parking provision for customers (with anticipated maximum customers at any time)
3) Access plan with visibility splays highlighted
4) Operational hours proposed, with a confirmation if the kiosk will only be open/staffed during daylight hours.
5) Is there a proposed seating area.
6) Refuse collection and cycling facilities

It is noted that this proposal is a small scale kiosk, but if the popularity increases, and there are lots of visitors with many in cars, then the LHA do need to ensure the highway won't be obstructed and that the access is safe. On receipt of the above information the LHA will visit the site and be in a position to conclude the consultation response.

Given the narrow lane access, it may be the LPA wish to apply a maximum visitor limit if parking facilities are restricted.

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.