MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Duckworth
Our Ref:	ET/DC/DB/P/2025/0873 Response 3	**Your Ref:**	P/2025/0873
Date:	22 June 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

On reviewing the amended site plan Rev B with tracking added the Local Highway Authority advise as follows:-

a) There is no reference to the vehicle used for the tracking, and it is not a standard auto-tracked plot showing both wheel lines and overhangs

b) This amended plan does not demonstrate that all spaces are able to easily turn within the applicant's boundary.

Conclusion

The Local Highway Authority are unable to support this application without the ability for a standard car to easily turn within the yard. The LHA consider that it will be difficult to demonstrate adequate parking for 6 cars/vans with turning.

Once amended to Local Highway Authority's satisfaction then refuse collection and cycle parking provision should be shown on a plan also.

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.