MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Lauren Rowlinson
Our Ref:	ET/DC/PP/P/2026/0497	**Your Ref:**	P/2026/0497
Date:	01/09/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: DYMCHWEL YN RHANNOL A GOSOD BLAEN SIOP NEWYDD / PARTIAL DEMOLITION AND INSTALLATION OF NEW SHOP FRONT

LOCATION: 10 PEN Y BRYN, WREXHAM, LL13 7HY

I refer to your consultation / email dated 05/08/2026 in respect of the above

The proposed development site is located on Pen Y Bryn which is a busy, classified road subject to a 20mph speed limit.

Given the busy nature of the road along with significant pedestrian movements in this edge of city centre location , **the LHA recommend that a suitably worded condition is included which requires the applicant to liaise with our Traffic section to discuss / agree any required traffic management / signage / contractor parking requirements to carry out the works safely prior to commencement**

The proposed development is described as a partial demolition and installation of new shop front. However, when comparing the existing 1st floor plan with the proposed 1st floor plan, it would appear that an existing area used for storage purposes associated with the salon is being modified for office use that appears to be proposed for use by the adjoining funeral directors. Assuming that both existing / proposed uses come under Class A1 Use (LPGN 16), maximum parking guidance requires to 1 car space per 15m^2 gfa. The maximum parking requirement for the above modification would be 1 space. Assuming no additional parking is being proposed for the above modification, the LHA would have no objections in this instance given the sustainable location of the site.

Conclusion

In conclusion, the LHA have no objections in principle to the proposed development subject to a suitably worded condition being included in respect of traffic management measures.

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.

KW Edwards

Contracts & Engineering Manager

On behalf of Chief Officer, Environment & Technical