MEMORANDUM

wrexham COUNCIL CYNGOR wrecsam

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Philip Mullineux
Our Ref:	ET/DC/DB/P/2024/1618 Response 5	**Your Ref:**	P/2024/1618
Date:	09/10/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CODI 8 UNED DDIWYDIANNOL YSGAFN - DOSBARTH B1 (BUSNES) A B8 (STORIO A DOSBARTHU) / ERECTION OF 5 NO LIGHT INDUSTRIAL UNITS - CLASS B1 (BUSINESS) AND B8 (STORAGE AND DISTRIBUTION)
LOCATION: THE COOPERATIVE, WELL STREET, CEFN MAWR, WREXHAM, LL14 3YD

The Local Highway Authority has reviewed the Auborn Architecture email dated 5 August 2026 in response to the Local Highway Authority's Consultation Response 4 of 8 July 2024.

While the principle of the proposed use is not a concern, the application may result in a change to the characteristics of traffic generated by the site. In addition, the highway layout immediately adjacent to the site access has changed since the site's previous use as a retail unit. So the entrance detailing does require amended plans with adjustments that allow satisfactory swept path analyses prior to concluding the highways consultation response.

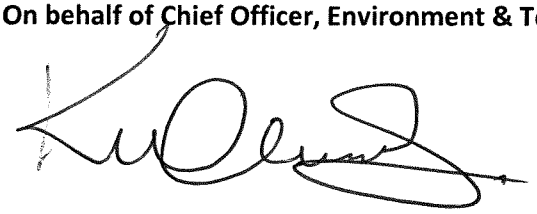
With respect to the site layout, demonstration of the following remains outstanding:

- The swept path for the HGV left hand turn from the site appears very tight. As shown, the HGV encroaches into both the oncoming traffic lane by a significant amount and the swept-path envelope appears to over-run the kerb. The LHA will require the kerb design to be reconfigured to avoid the encroachment and the over-run.
- The swept path for a HGV turning within the site also appears very tight, with the HGV movement shown as very close to the parking bays and other kerbed areas. This would suggest there is no tolerance for error and that the maneuver would be difficult to undertake safely and efficiently. The LHA will require this movement to be re-assessed and a more practical movement demonstrated
- That adequate space is available for vehicles to access and egress the parallel parking spaces safely and efficiently.

The outstanding matters relate to the agreement of safe and workable highway details rather than the principle of the development itself.

Upon receipt of satisfactory amended drawings and supporting information, the Local Highway Authority will be able to conclude its consultation response. The applicant should also note that any alterations to the site access within the public highway will require approval under Section 184 and/or Section 278 of the Highways Act 1980 and we wish to check that the layout approved is aligned for both planning and highways.

On behalf of Chief Officer, Environment & Technical



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 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.