MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2026/0562	**Your Ref:**	P/2026/0562
Date:	13/10/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CAEL GWARED AR Y SIOP/SWYDDFA AILDDEFNYDDIO BRESENNOL A CHODI ADEILAD MODIWLAIDD NEWYDD I'W DDEFNYDDIO FEL SIOP AILDDEFNYDDIO / REMOVAL OF EXISTING REUSE SHOP/OFFICE AND ERECTION OF REPLACEMENT MODULAR BUILDING FOR USE AS REUSE SHOP

LOCATION: LAND AT HOUSEHOLD RECYCLING CENTRE, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT

I refer to your consultation / email dated 22/09/2026 in respect of the above.

The proposed development comprises the removal of an existing re-use shop & offices with an upgraded replacement modular building for the same use.

The submitted Planning and Design & Access Statement indicates the following:-

4.2 Scale

The proposed building will be approximately 21m in length and 9.6m in width. With regard to height, the proposal will be flat roofed with a maximum height of 3.3m in height. The proposed canopy will extend to 6m from the end of the building and there will be an accessibility ramp extending 10.7m, also from the end of the building.

4.2.2 *Internally, the floor space of the individual rooms is as follows:*

- *Sales area – 120m2;*
- *Office/Testing Room – 8m2;*
- *Kitchenette/Canteen – 17m2;*
- *Education Room – 12m2.*

4.4 Access & Parking

4.4.1 *No alterations are proposed to the main access or circulation space within the HWRC.*

4.4.2 *The existing car parking area will be reduced in size and there will be 1no staff parking bay.*

Para 4.2 appears to indicate a proposed overall floor area of 202m^2 gfa. In para 4.2.2, the proposed individual floor areas equate to 157m^2 gfa. **The LHA recommends the applicant clarifies this conflicting detail.**

Para 4.4.2 indicates that the existing car parking area will be reduced in size and there will be 1 no staff parking bay. However, the submitted Proposed Site Layout Plan (Drg. No. Figure 2 – Dated August 2016) indicates the provision of 6 no. parking spaces plus 7 no. visitor parking spaces. **The LHA recommends the applicant clarifies this conflicting detail.**

The proposed parking bays indicated on the submitted Site Layout Plan (Drg. No. Figure 2 – Dated August 2015) appear to measure approximately 3.4m x 1.7m which does not comply with LPGN 16 requirements. The submitted plan may not be scaling correctly. **The LHA recommends the applicant addresses this detail and includes annotated dimensions on a revised plan.**

Conclusion

The LHA requests the applicant addresses the issues highlighted above.

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.



On behalf of Chief Officer, Environment & Technical