MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/DB/P/2026/0423	**Your Ref:**	P/2026/0423
Date:	22/10/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD ADEILAD CAPEL PRESENNOL I 8 YSTAFELL WELY CARTREF GOFAL (DOSBARTH C2 - SEFYDLIADAU PRESWYL) GAN GYNNWYS ESTYNIAD CYSWLLT SY'N DARPARU YSTAFELL DDYDD AC YSTAFELLOEDD ATEGOL / CHANGE OF USE OF EXISTING CHAPEL BUILDING INTO 8 NO CARE HOME BEDROOMS (CLASS C2 - RESIDENTIAL INSTITUTIONS) INCLUDING LINK EXTENSION PROVIDING DAY ROOM AND ANCILLARY ROOMS

LOCATION: HILLBURY HOUSE, 2 HILLBURY ROAD, WREXHAM, LL13 7ET

I refer to your consultation / email dated 17 July 2026 in respect of the above.

The Local Highway Authority has undertaken an appraisal of the proposed conversion of the existing chapel into a residential facility comprising 8 no. en-suite bedrooms, associated orientation space, communal day room accommodation, and ancillary support facilities.

The area associated with an extension is 119m².

The existing nursing home is accessed off Hillbury Road and there is no proposal to alter or amend this.

There is no reference to additional parking to accommodate this expansion in capacity.

It is understood the care home provides accommodation for 64nr residents in 64nr rooms or thereabouts.

Parking
The applicant is required to demonstrate that the existing car parking for visitors, staff and medical staff visitors is adequate to accommodate an increase equating to 8/64ths or 12.5% and remains compliant with LPGN16 or alternatively be demonstrated with accurate survey data that there is capacity within the car park to support the additional demand.

The applicant is required to confirm that provision on site will be made for all contractors vehicles, both deliveries and parking, and a commitment made to avoid any parking on Hillbury Road. In the absence of such confirmation, a condition will be required requesting provision of a CTMP for approval prior to commencement of the works.

Summary
The increased trip generation is negligible, the access is existing and there is negligible impact on refuse collection, pedestrian access and cycle parking

Subject to the confirmation on the parking capacity, adequacy and contractors parking location, the Local Highway Authority have no further concerns.

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.