MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Duckworth
Our Ref:	ET/DC/PP/P/2026/0310 Res(2)	**Your Ref:**	P/2026/0310
Date:	22/10/2026		

TOWN AND COUNTRY PLANNING ACT 1990

ROPOSAL: NEWID DEFNYDD ADEILAD O DDOSBARTH A1/B2 (CWMNI PLYMIO) I DDOSBARTH DEFNYDD CYMYSG B2/A1/A3 (MICROFRAGDY/TAFARN) / CHANGE OF USE OF BUILDING FROM CLASS A1/B2 (PLUMBERS MERCHANT) TO MIXED USE CLASS B2/A1/A3 (MICROBREWERY/TAP HOUSE)

LOCATION: JAEGER HOUSE, 141 HOLT ROAD, WREXHAM, LL13 9DY

I refer to your consultation / email dated 15/10/2026 and submitted swept path plans in respect of the above.

General

The proposed development comprises the change of use of part of a former plumbers merchant (Class A1/B2 – 510m^2 gfa) to mixed use Class B2/A1/A3 (510m^2 gfa) microbrewery & taphouse. The premises form part of a larger building which serves a limited number of different businesses.

Access

The proposed development site is located on Holt Road which is a busy, classified road subject to a 30mph speed limit.

Based on typical speeds of 30mph, any proposed / existing access would require visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

There are 2 existing accesses off Holt Road serving the site as follows:-

Westerly Access

This access is 7.8m wide and surfaced with hard bound materials.

Visibility from the access is adequate providing splays in excess of 2.4 x 43m measured to the nearside edge of the adjoining highway in both directions.

Easterly Access

This access is 7.3m wide and surfaced with hard bound materials.

Visibility from the access is adequate providing splays in excess of 2.4 x 43m measured to the nearside edge of the adjoining highway in both directions.

It is assumed that all businesses at the site have shared use of these access points.

The LHA recommends the applicant indicates the full extent of the proposed visibility splays from both access points on a suitably scaled plan. This detail was requested in the original response.

Parking & Turning Provision

The proposed development comprises a mixed use Class B2/A1/A3 (510m^2 gfa) microbrewery & taphouse. **However, the LHA recommends the applicant provides details of the individual gross floor areas for each class use so an assessment against LPGN 16 parking requirements can be carried out.** This detail was requested in the original response.

In terms of turning provision, the LHA comment as follows:-

The submitted swept path details indicate an 8.1m long refuse vehicle and 8.1m rigid HGV entering and exiting the main access to the west and turning at the rear of the site. However, the swept path plans do not indicate how both vehicles access alongside the building.

The LHA recommends that suitably scaled revised swept path details are provided.

Cycle Parking / Shelter

The proposed development will require adequate cycle parking / shelter provision in accordance with the Active Travel Act Guidance / LPGN 16.

The LHA recommend that the applicant liaises with WCBC Active Travel Section in respect of details of appropriate cycle parking / shelter provision that will be required under the Active Travel Act Guidance / LPGN 16. **The LHA recommends that any agreed details are indicated on a suitably scaled layout plan (including annotated dimensions).**

Waste / Recycling

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway (if it is to be serviced by WCBC). The LHA recommend that the applicant liaises with Gabrielle Povey (Senior Waste Strategy Officer) on 01978 729640 to discuss the above detail and the adequacy of any area allocated to waste collection.
Any agreed waste storage / collection details should be referenced / indicated on a revised layout (including annotated dimensions). It may be the case that the waste / recycling is serviced by a private waste contractor. **The applicant will need to confirm who will be servicing the waste.** This detail was requested in the original response. The submitted detail indicated on the latest plans is insufficient.

Conclusion

In conclusion, the LHA request the following information:-

- **Visibility**

  The LHA recommends the applicant indicates the full extent of the proposed visibility splays from both access points on a suitably scaled plan.

- **Parking & Turning Provision**

  The proposed development comprises a mixed use Class B2/A1/A3 (510m^2 gfa) microbrewery & taphouse. **However, the LHA recommends the applicant provides details of the individual gross floor areas for each class use so an assessment against LPGN 16 parking requirements can be carried out.** This detail was requested in the original response.

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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