MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sarah Brett
Our Ref:	ET/DC/PP/P/2024/1040	**Your Ref:**	P/2024/1040
Date:	04/07/2024		

TOWN AND COUNTRY PLANNING ACT 1990

RHYDDHAU AMOD 3 (DEUNYDDIAU), 5 (DATGANIAD O DDULLIAU COEDYDDIAETH), 6 (TIRLUNIO), 9 (HALOGIAD), 15 (CYNLLUN RHEOLI DARPARIETH GWASANAETH), 16 (CYNLLUN RHEOLI ADEILADU), 17 (BIOAMRYWIAETH) A 18 (ISADEILEDD BAND EANG) CANIATÂD CYNLLUNIO P/2022/0306/DISCHARGE OF CONDITIONS 3 (MATERIALS), 5 (ARBORICULTRUAL METHOD STATEMENT), 6 (LANDSCAPING), 9 (CONTAMINATION), 15 (SERVICE DELIVERY MANAGEMENT PLAN), 16 (CONSTRUCTION MANAGEMENT PLAN), 17 (BIODIVERSITY) AND 18 (BROADBAND INFRASTRUCTURE) OF PLANNING PERMISSION P/2022/030

SITE OF WYNNSTAY TECHNOLOGY PARK SOUTH OF, LLANGOLLEN ROAD, RUABON, WREXHAM, LL14 6EN

I refer to your consultation / email dated 12/06/2024 in respect of the above.

Condition 15 SERVICE DELIVERY MANAGEMENT PLAN (SDMP)

Could you please ask the applicant to include the following statement in a revised SDMP:-

No customer, staff or delivery vehicles associated with the proposed units shall park on the adjoining highway.

Condition 16 CONSTRUCTION MANAGEMENT PLAN

Comments from our Traffic Section as follows:-

There would appear to be very little information in respect of the submitted Construction and Traffic Management Plan indicating access / traffic generation / parking & turning arrangements / duration of construction period for the construction phase.

Please ask the applicant to provide a ***Construction Traffic Management Plan*** *including the following information:-*

- *Detailed plan of the proposed site including construction access arrangements / dimensions including proposed visibility splays onto Wynnstay Tech Park (unclassified road) from any access points.*

- *Anticipated no. of daily construction vehicle movements ie/ HGVs, cars, vans visiting the site.*

- *Details of maximum number of construction related vehicles likely to be on site at any one time.*

- *Details of maximum size / length of HGV likely to visit the site including swept path details of such vehicles entering / leaving the site.*

- *Detailed layout plan indicating number of contractor parking spaces including details of how larger HGVs will turn on site.*

- *Details of proposed warning signs (ie/ signage schedule) during construction phase on approaches to site and access itself (the applicant may wish to contact the WCBC Streetworks Section – Contact Jamie Edge on Tel: 01978 729643 for advice).*

- *Statement that wheel washing facilities will be available on site and that a road sweeper will be made available to ensure adjoining highway is kept free from debris / mud.*

- *Statement that no parking or stacking of vehicles (ie/ either staff vehicles, HGVs or Construction vehicles) shall occur on the public highway during the construction works or following completion of the works.*

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.



Chief Officer, Environment & Technical