MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Matthew Phillips
Our Ref:	ET/DC/DB/P/2024/1074	**Your Ref:**	P/2024/1074
Date:	07/10/2024		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: AMRYWIO AMOD 1 O GANIATÂD MATERION A GADWYD YN ÔL P/2021/0110 I DIWYGIO CYNLLUNIAU CYMERADWY / VARIATION OF CONDITION 1 OF RESERVED MATTERS APPROVAL P/2021/0110 TO AMEND APPROVED PLANS
LOCATION: Land to the north and south of Lane Farm, Rossett Road, Trevalyn, Rossett, LL12 0DS

I refer to your consultation / email dated 02/07/2024 in respect of the above.

Omission of the car park
As this refers to the removal of a proposed improvement, and the existing situation is not being made worse, it would be unreasonable for the Highway Authority to object to this amendment.

Plot substitutions 67 to70, 74 and 102 to105
All the above are accessed via a proposed private road that will remain unadopted. Therefore, we have no comment to make from a highway safety perspective

Addition of a raised pedestrian crossing point on Rossett Rd
This crossing point provides a safe crossing for potential Darland students residing in the southern portion of the site, or using the Rossett Rd bus stop. It will encourage the use of the footpath along the western boundary of the northern part of the site. This will then discourage students from crossing Holt Rd on the bend between the two crossing points.

Removal of the Rossett Rd pedestrian crossing adjacent to plot 62.
This crossing point would be too close to the northern site access and not considered necessary given the new crossing referred to above.

Proposed bus stop sizing increase
No adverse comments to make

Addition of a cycle junction on the eastern side of the northern side of Rossett Rd
No adverse comments.

We have attached our Standard Guidance Notes below to assist the applicant in coordinating with the highway roadworks team for the access works adjacent to the public highway, should the application be successful.



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 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.