MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Matthew Philips
Our Ref:	ET/DC/DB/P/2024/1291 Rev 1	**Your Ref:**	P/2024/1291
Date:	04/11/2024		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: AMRYWIO AMOD 5 OF APPEAL DECISION APP/H6955/A/19/3231048 (P/2018/0560) I DIWYGIO MYNEDIAD / VARIATION OF CONDITION 5 O APÊL I BENDERFYNIAD APP/H6955/A/19/3231048 (P/2018/0560) TO AMEND ACCESS
LOCATION: LAND TO THE NORTH AND SOUTH OF LANE FARM, ROSSETT ROAD, TREVALYN, ROSSETT, WREXHAM, LL12 0DS

I refer to your consultation / email Aug 2024 in respect of the above.

The key amendments as presented in **Castlegreen's Master Plan Access Rev B dated 29th Aug 2024** and our highway consultation response are as follows:

• A change to the position of the pedestrian access from Trevalyn Hall View. The amendment is tied in with the omission of the previously proposed car park in this area (see comments in respect of P/2024/1074). – **The Local Highway Authority (LHA) have no objection regarding the alterations to the access point between the site and the existing footpath along the western boundary of the northern portion of the site. However, the red line boundary should be amended to reflect the title within the applicant's control.**

Finite construction details of the pedestrian and cycleway links should be agreed prior to approval of a Section 278/38 agreement and prior to works commencing on site. The LHA refer to Highways response dated 24th June 2019 noting as follows:

"A number of footway / cycleway links have been proposed for the northern site. There is an existing relatively narrow footway link running to the east of nos. 1 – 9 Trevalyn Hall View. It would seem beneficial to improve this pedestrian route both in terms of widening (ie/ in the form of a 3m wide shared footway / cycleway) and lighting to serve children wishing to access Darland School to the north."

• The additional pedestrian access points onto Rossett Road between the north and southern parcels – **The LHA have no objection to the pedestrian table top crossing of Holt Rd proposed, which is located so that it encourages students heading to and from Darland school to use the footpath along the north western boundary of the site, instead of being tempted to cross Holt Rd on a bend and walk along Trevalyn Hall View or vice versa.**

The location of the proposed crossing and pedestrian access points has clear visibility in both directions, in excess of 53m to the West and in excess of 73m to the east of the crossing. The speed limit on this section of Holt Rd is proposed to be reduced to 20mph as part of this development proposal.

The proposed works should be detailed and included within a S278 agreement prior to commencement of the work on site.

• Omission of the pedestrian access point onto Trevalyn Way just south of no.21 Trevalyn Way and a repositioning of the pedestrian access point on Trevalyn Way closest to the junction with Harwoods Lane. Essentially the position of the access would be circa 10m south of where it was originally approved. – **The LHA have no objection regarding this minor amendment.**



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.