MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/DB/P/2024/1505	**Your Ref:**	P/2024/1505
Date:	13/12/2024		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD ADEILAD O DDOSBARTH B1 (SWYDDFA) I C1 (GWESTY FFLATIAU) YN CYNNWYS ESTYNIAD I'R TO / CHANGE OF USE OF BUILDING FROM CLASS B1 (OFFICE) TO C1 (APARTHOTEL) INCLUDING ROOF EXTENSION

DISCHARGE OF CONDITION 4 RELATING TO THE CONSTRUCTION TRAFFIC MANAGEMENT PLAN SUBMITTED.

THE OLD REGISTRY 23 CHESTER STREET WREXHAM
Grid Ref: E 333594 N 350473

I refer to your consultation / email dated 04/11/2024 in respect of the above and provision of the CTMP.

With reference to clause item 2.4.7 and the table on page 5, relating to parking, can the applicant expand on details of vehicle parking available within the compound, delivery vehicle offloading and adequate turning provision for delivery vehicles within the car park. It is important that the applicant demonstrates that any delivery vehicles (vans or HGV's) are able to access the site and demonstrate the ability to enter and leave the site in a forward gear to avoid any vehicles reversing past the electric vehicle parking bays. The delivery of materials should also be restricted to rigid bodied HGV's and any weight limit agreed with WCBC Assets team.
Can the applicant explain how arrangements for deliveries and parking are communicated to the both suppliers and contractors?

As referred to in the STMP there are numerous WCBC car parks locally, including the Waterworld car park, which is the most appropriate for long stay contractor parking, and is easily accessible via the pedestrian crossing on Chester St. Useful links to arrange parking to assist are:

Waterworld Car Park / Byd Dwr - from £1.50 per hour

Waterworld - Garage

Unfortunately WCBC are unable to provide areas for compounds or designated spaces.

Can the applicant include a comment as follows: "Prior to commencement of the construction works a dilapidation survey and joint inspection will be carried out along the WCBC owned access to the

rear". This is in the interests of all parties, and should be coordinated with WCBC Assets team, led by Mr Nick Adamson

The Applicant is requested to refer to the Appendix below, with contact details for making any arrangements for access to work on the front elevation. Can the STMP be amended to acknowledge that the contractor will communicate with highway roadworks accordingly?

Summary:
Can the applicant expand on the parking and delivery procedure, particularly to the rear access via WCBC Assets land as noted, and refer to coordination with WCBC Highway Roadworks regarding any works on Chester St.



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.