MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sarah Hill
Our Ref:	ET/DC/DB/P/2024/1549	**Your Ref:**	P/2024/1549
Date:	20th January 2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: GOSOD DAU UNEDAU I GREU STORFEYDD, YSTAFELL LES A SWYDDFA / INSTALLATION OF 2 NO UNITS TO CREATE STORAGE, WELFARE AND OFFICE FACILITIES LOCATION: KELLOGGS, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT

I refer to your consultation / email dated 14/11/2024 in respect of the above.

This application is for the construction of temporary accommodation to facilitate increased capacity for the factory. The application seeks consent for the *"Proposed installation of temporary storage, welfare and office facilities (Areas 1 & 3) for a period of 24 months (2 years) and associated works"*

The Planning Design Access Statement refers to accommodating up to 250nr staff within offices and welfare facilities locate in a few areas within the existing site. However, this application is simply referring to the building of the accommodation blocks, for which the Local Highway Authority (LHA) have no comment to make as the bocks are not utilising existing car parking spaces, and the construction of the blocks can be accommodated without significant impact upon the highway.

The LHA would ask that the applicant confirms the nature of the proposed works that will require staff of up to 250nr, but will not require a planning application please? Whilst this falls outside this application for the temporary accommodation, what additional traffic will be generated and can the applicant advise if any additional measures will be provided at the entrance gatehouse to avoid any obstruction on the highway please? Are there parking spaces available for both factory staff and the additional 250nr staff required?

Should there be any works required at the site entrance either on or immediately adjacent to the public highway, we refer to our standard guidance notes appended below.



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.