MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sarah Hill
Our Ref:	ET/DC/DB/P/2024/1629	**Your Ref:**	P/2024/1629
Date:	24/1/25		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ADEILADU 2 ANNEDD / ERECTION OF 2 DWELLINGS
LOCATION: LAND AT TAN Y GRAIG OFF, HIGH STREET, CEFN MAWR, WREXHAM, LL14 3DD

I refer to your consultation / email dated 29/11/2024 in respect of the above.

The LHA understand this application relates to discharge of conditions linked to previously approved application P/207/0954

The parking arrangements have been reviewed and are considered acceptable. The site is accessed via a shared un-adopted track.

The LHA's only comment is that loose gravel spilling onto the public highway creates a hazard, and reduces the wearing course lifespan. Additional traffic will introduce the potential for additional gravel being dragged by vehicles onto the highway. Can the LPA request that within 2 months of occupancy, a 2m strip of hard paving across the entrance be constructed, providing a buffer/retainer for gravel over spilling onto the highway.
A dished channel and gulley is also recommended to reduce run off, which should be maintained collectively by the residents.
Ordinarily, a new driveway would be requested to provide a 5m hard paved driveway with aco drainage and subject to maximum gradients of 1:12. However, it is acknowledged that this entrance is existing and already used by numerous resients, hence a suggested compromise. If left uncontrolled the continuous over spilling of gravel creates a skid risk for vehicles and damages the wearing course.



On behalf of Chief Officer, Environment & Technical

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.