MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Alan Wells
Our Ref:	ET/DC/DB/P/2024/1251 Reconsult Rev 1	**Your Ref:**	P/2024/1251
Date:	15th Nov 2024		

CODI ANNEDD GYDA GAREJ AR WAHÂN/ERECTION OF DWELLING WITH DETACHED GARAGE

10 POPLAR ROAD, PEN-Y-CAE, WREXHAM, LL14 2PY

We refer to your consultation / email dated 14/08/2024 in respect of the above, and additional plans emailed from the agent (Blueprint Design) on 28th Oct 2024 providing gradients, and further driveway detailing.

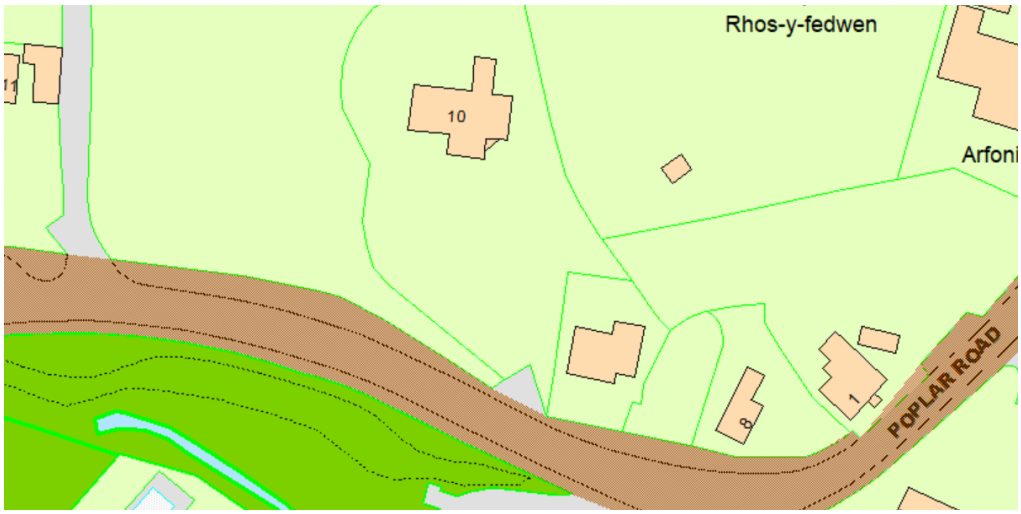
Access
The visibility splays as drawn and referred to in the Design and Access statement submitted are potentially in excess of the minimum 2.4m x 25m required for a 20mph B Class adopted highway such as Poplar Road.
*The signage obstructing the visibility splay should be relocated and shown on the above plans for approval.

A note should be added to the drawing committing the owner to maintain the landscaping within the visibility splay in perpetuity to below 600mm, or proposals for resurfacing offered for consideration.

There is adequate parking with provision for turning to enter and leave the site in a forward gear.

Safeguarding the public highway from additional surface water is an important consideration with this application. The provision of adequate drainage design to avoid run off water on the highway requires further consideration than has been provided. Given the gradients and extent of grassy bank and hedgerow being cut into to form the driveway, it is more than a “standard” drive detail.

Referring to the emailed drawing now incorporating proposed gradients for the driveway approach to the highway, we request a maximum gradient of 5% for the first 5m and the aco drain should be located within private land with private drainage/soakaways collecting the driveway runoff. I have screenshotted an extract of the public highway showing the boundary in brown.



Conclusion

We have no objection in principle to this application, subject to a suitably worded pre-commencement condition requesting full design details of the entrance, including drainage to be submitted for the approval of the Local Highway Authority and the Technical Flood Risk Officer.

We enclose our Standard Highways Roadworks Advisory Note below for the applicant's reference when carrying out works in or immediately adjacent to the public highway

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.