MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Hill
Our Ref:	ET/DC/PP/P/2025/0231 Res(2)	**Your Ref:**	P/2025/0231
Date:	01/05/2025		

TOWN AND COUNTRY PLANNING ACT 1990

RHYDDHAU AMOD 9 (CYNLLUN RHEOLI TRAFFIG ADEILADU) CANIATÂD CYNLLUNIO P/2024/1536 / DISCHARGE OF CONDITION 9 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN) OF PLANNING PERMISSION P/2024/1536

THE CO-OPERATIVE FOOD, SHONES LANE, LLAY, WREXHAM, LL12 0PL

I refer to your consultation / email dated 13/04/2025 including in respect of the above.

Comments previously received from WCBC Traffic section as follows:-

1. The area for deliveries looks very tight and there is no swept path provided, therefore there needs to be more detail about how vehicles will enter/exit the site and how pedestrians and traffic will be controlled. Apart from the police no one else can stop or direct traffic/ pedestrians, so given banksmen therefore have no power to stop or direct traffic/pedestrians, what other TM solutions do they have in place?

2. At a minim there will need to be Chapter 8 signage warning of the site entrance, so we need to see a sign schedule.

3. As there is little room on site and this is a residential area and bus route we need more detail on contractor parking. There is a large carpark in close proximity that could be utilised, but it is council owned so they would need permission from assets.

The WCBC Traffic Section request that the previously raised comments (see above) are satisfactorily addressed and a revised CTMP is provided which includes a Chapter 8 Signing & Guarding Signage Schedule (all signs will need to be Welsh over English).

Any revised CTMP will also need to include a statement detailing that appropriate alternative parking / storage facilities for contactors to keep the adopted highway clear of construction related vehicles has been agreed with the relevant land owner along with a plan detailing the agreed parking / storage area.

The LHA await the requested information.



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.