MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/PP/P/2025/0232	**Your Ref:**	P/2025/0232
Date:	15/05/2025		

TOWN AND COUNTRY PLANNING ACT 1990

TYNNU AMODAU 8 A 10 AC AMRYWIAD 8 A 10 CANIATÂD CYNLLUNIO P/2023/0520 I DIWYGIO GEIRIAD AMOD / REMOVAL OF CONDITIONS 8 AND 10 AND VARIATION OF CONDITIONS 2 AND 9 OF PLANNING PERMISSION P/2023/0520 TO AMEND WORDING OF CONDITION

RECREATIONAL GROUND, HIGH STREET, GRESFORD, WREXHAM, LL12 8PS

I refer to your consultation / email dated 28/03/2025 in respect of the above.

General

The previous application (ref: P/2023/0520) for a Gas Governor Regulator Kiosk and Telemetry Kiosk previously proposed to create a temporary access onto the B5445 Chester Road. However, it is unclear from the submitted information what is currently proposed. The submitted Temporary Works Plan appears to indicate a dashed green route running along the perimeter of the football pitch route towards the existing Clappers Lane access and a brown route that links the development site internally to the Gresford Legion car park. This route leads to the existing access located alongside Gresford Lake. **The LHA request further clarification on which access is intended for construction vehicles, further details on the storage compound located just inside the Clappers Lane access and what the access out onto the Gresford Legion Car Park is intended for.**

It is assumed that the applicant has consent from the landowner (assumed to be the Gresford Trust) to utilize the proposed routes and access points serving the site.

The LHA recommend that the previous comments raised in our response to planning application ref: P/2020/0516 are addressed.

Access

The following information does not appear to have been provided:-

- **type / size of construction vehicles will be used for the proposed development**
- **which route / access construction vehicles will be using**
- **Scaled plan of proposed access dimensions, surfacing details to serve any construction vehciles.**
- **Swept path details of how the largest construction vehicles will enter / exit the site and turn within the site.**
- **Laying of hard bound surfacing at Clappers Lane to prevent mud etc. on road (if this access is being proposed for vehicles).**

Parking & Turning Provision

No details appear to have been submitted which identify the number of proposed contractor parking spaces including turning areas for larger vehicles (size unknown). **This detail needs to be demonstrated on a suitably scaled layout plan.**

Traffic Generation

No details of the anticipated no. of daily construction vehicle movements ie/ HGVs, cars, vans visiting the site and through which access. **This detail needs to be provided.**

Construction and Traffic Management Plan (including provision for contractor parking)

Please ask the applicant to provide a draft **Construction Traffic Management Plan** including the following information:-

- **Duration of construction period.**
- **Detailed plan of the proposed site including temporary access arrangements / dimensions and proposed visibility splays onto the High Street / Clappers Lane.**
- **Anticipated no. of daily construction vehicle movements ie/ HGVs, cars, vans visiting the site.**
- **Details of maximum number of construction related vehicles likely to be on site at any one time.**
- **Details of maximum size / length of HGV likely to visit the site including swept path details of such vehicles entering / leaving the site.**
- **Detailed layout plan indicating number of contractor parking spaces including details of how larger HGVs will turn on site.**

- **Details of proposed warning signs (ie/ signage schedule) during construction phase on approaches to site and access itself (the applicant may wish to contact the WCBC Streetworks Section for advice).**

- **Statement that wheel washing facilities will be available on site and that a road sweeper will be made available to ensure adjoining highway is kept free from debris / mud.**

- **Statement that no parking or stacking of vehicles (ie/ either staff vehicles, HGVs or Construction vehicles) shall occur on the public highway during the construction works or following completion of the works.**

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.