

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Gwyn Humphreys
Our Ref:	ET/DC/P/2023/0794	Your Ref:	P/2023/0794
Date:	3 March 2024		

TOWN AND COUNTRY PLANNING ACT 1990

DYMCHWEL ANNEDD BRESENNOL A CHODI ANNEDD NEWYDD GYDA GAREJ AR WAHAN / DEMOLITION OF EXISTING DWELLING AND ERECTION OF NEW DWELLING WITH DETACHED GARAGE

COBBLESTONE HOUSE CHESTER ROAD ROSSETT Grid Ref: E 332251 N 357862

I refer to your consultation / email dated 29/11/2023 in respect of the above.

The submitted plans should be amended to include the following information:

1. Visibility splays of 2.4m x 25m in both directions, due to there being a speed limit of 20mph on Chester Rd. (A 2.0m set back is often accepted in single private driveways, but as this is a busy road, with regular cyclist and pedestrian use outside a school, a 2.4m set back is considered preferable.) Surety of access to maintain the visibility splays at 1.05m high, ideally by demonstrating the splays are within the applicant's title, is required.
2. In accordance with LPG16e 3 car parking spaces should be provided (see extract below) in addition to the garage. This requirement is based on the plan submitted showing a 4 bedroom property. Any additional bedrooms would require an additional space.
3. Provision for a vehicular turning within the property is required to enable cars/vans to enter and leave the property in a forward gear.
4. A hardbound paving material for the first 5m into the drive. (Loose gravels that spill into the highway are not acceptable within the first 5m)
5. If the driveway falls towards the pavement/highway, then an aco drain or similar provision to prevent rainwater onto the property draining onto the public highway/footpath.
6. No gate should be incorporated within 5m of the back of the highway. (This allows residents to pull off the highway to open a gate). The gate should not open outwards onto the highway.

Subject to the above being provided, we don't anticipate any additional concerns.

We also enclose our Standard Highways Guidance Advisory Note relating to the works impacting upon the highway.

Chief Officer, Environment & Technical

Appendices

A. Extract from LPGN16e:

C3 Dwellings	1 bedroom	1.5 car space per unit	Sufficient space to provide at least 2 secure cycle parking spaces per dwelling. In the case of flats, this should be provided via safe and secure communal cycle parking areas.
	2 bedrooms	2 car spaces per unit	
	3/4 bedrooms	3 car spaces per unit	
	5 or more bedrooms	4 car spaces per unit	

Notes:

- 1 An area suitable for ambulance / service vehicles to load/unload and turn within the site will normally be required for C1 and C2 uses, particularly for sites accessed from a classified road. Any extensions should not result in the loss of this loading/unloading/turning spaces unless an adequate alternative can be provided within the site.
- 2 Driveways should be wide enough to allow pedestrian access alongside parked cars (including wheelchair access).
- 3 Garages will not be counted as contributing towards on-site parking provision.
- 4 The parking provision for housing developments does not always need to be located within the curtilage of individual dwellings. Communal parking areas/courtyards may be an appropriate way to provide some/all of the parking spaces for dwellings, particularly smaller properties.

B: 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.