

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Matthew Phillips
Our Ref:	ET/DC/PP/DB/P/2023/0432 Res(5)	Your Ref:	P/2023/0432
Date:	15/03/2024		

TOWN AND COUNTRY PLANNING ACT 1990

MATERION A GADWYD YN OL YN DILYN CANIATAD CAIS AMLINELLOL P/2018/0673
APP/H6955/A/19/3238470 (MYNEDIAD, YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) – CODI 74
ANNEDD / RESERVED MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION P/2018/0673,
APP/H6955/A/19/3238470 (ACCESS, APPEARANCE,
LANDSCAPING, LAYOUT AND SCALE) – ERECTION OF 74 DWELLINGS

LAND NORTH OF HOLT ROAD WREXHAM

Grid Ref: E 335142.75 N 351431.66

We write further to our previous highway responses, the last on 22nd February 2024, and offer the following supplementary comments to be read in conjunction with previous responses:

Access

Access off Holt Road – Please refer to our previous response. Whilst we maintain our belief larger radius kerbs than the 6m can be accommodated at the entrance to improve the swept path analysis of a 12.5m bin wagon entering and leaving the site, this can be agreed at S278/38 stage for adoption of the site roads..

We accept the 2.4m x 25m visibility splays are available in both directions at the site entrance.

We request a pre commencement condition be applied ensuring that the existing bus stops adjacent the proposed site entrance are relocated to the written approval of The Local Authority and in direct consultation with Andrew.Mytton@wrexham.gov.uk The new locations should include raised kerbing and bi-lingual road markings, together with removal of the same at the redundant locations.

The turning head details do not comply with Wrexham Highways standard dimensions provided and should be adjusted accordingly if the applicant requires roads to be adopted, and council refuse wagons to access the same.

Forward visibility splays should be amended using 18 m SSD and presented on a scaled overall site plan for checking (we were unable to scale the separate sketches provided and unsure of the SSD size).

We note the cul de sacs and shared drives serving plots 71-74, 28-34, 50-53, 44-47, 35-39* and 17-20 will not be adopted.

*In the absence of any turning head provision within the driveway to plots 35-39 we ask that traffic calming in the form of a highlighted speed bump or similar be provided to ensure vehicles such as delivery vans do not reverse out into the highway at speed. A larger visibility splay for larger vehicles reversing should be provided

Provision for the temporary bin stores on collection days should be shown on the s38 drawing that demonstrate that residents and refuse collection need to walk a maximum 15m each to collect each plots bins. This is of particular relevance for those dwellings served by unadopted road or shared drives along which the refuse wagon will not travel. We strongly recommend the applicant co-ordinates at an early stage with Wrexham County Borough Council's Senior Waste Strategy Officer, Gabrielle Povey on 01978 729640 to co-ordinate adequate provision for bin storage include recycling.

We strongly recommend the applicant co-ordinates with Wrexham County Borough Council's Strategic Transport Manager Gwen Thomas on 01978 729667 or gwen.thomas@wrexham.gov.uk to agree detailing of cycle routes and footpaths, particularly at the entrance, crossing points and at the termination of the Active Travel route. We request details of a gate/access provision onto the sports field needs to be agreed as part of any boundary treatment condition.

To enable any S278/38 adoption agreements to progress, the applicant would need to provide:

- a. Street lighting proposals to the approval of paul.rogers@wrexham.gov.uk
- b. Written approval of Welsh Water for s104 foul drainage, and
- c. Full SAB officers approval for all surface water drainage. If the method of surface water drainage is via soakaways, then the Highways Authority approval would be required and appropriate commuted sums paid for their adoption.
- d. Dimensioned driveways set out to the Highways Authority's approval.
- e. Aco or smilar drains protecting the highway from private rainwater,
- f. Full construction detailing and active travel plans.
- g. Demarkation between adoptable and non adopted roads and pavements.

We refer to our 22nd February 2024 response regarding S278/38 approval, Standard Guidance Notes provided for assistance and request for a CTMP condition.



Chief Officer, Environment & Technical