

# MEMORANDUM



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|-----------------|----------------------------------------|------------------|-------------------------------------|
| <b>From:</b>    | Chief Officer, Environment & Technical | <b>To:</b>       | Chief Officer Planning & Regulatory |
|                 |                                        | <b>FAO::</b>     | Simon Greenland                     |
| <b>Our Ref:</b> | ET/DC/P/2023/0630                      | <b>Your Ref:</b> | P/2023/0630                         |
| <b>Date:</b>    | 9 February 2024                        |                  |                                     |

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## TOWN AND COUNTRY PLANNING ACT 1990

**CAIS AMLINELLLOL I GODI HYD AT 6 ANNEDD (YR HOLL FATERION WEDI U CADW N OL) /  
OUTLINE APPLICATION FOR ERECTION OF UP TO 6 DWELLINGS (ALL MATTERS  
RESERVED)**

**LAND OPPOSITE ROYAL OAK COTTAGES BRYNYDD PONCIAU WREXHAM  
Grid Ref: E 329688.46 N 346808.34**

I refer to your consultation / email dated 27/09/2023 in respect of the above.

I've reviewed the proposals for this scheme. To enable highways support any development we would need scaled proposals that demonstrate the following:

- 1) 2.4m by 25m visibility splays in both directions (or a full view of the Fennant Rd T junction to the south.)
- 2) That turning space is available in the parking area (with dimensions) for a car, or ideally a light delivery van to turn in. The sketch provided appears tight for this.
- 3) Pedestrian access to the property from the highway needs to be shown. We would prefer safe access be shown onto the footpath on Fennant Road.
- 4) Please show provision for bin storage, and where bins can be placed adjacent to the entrance, if the applicant is proposing to use Council refuse collection.
- 5) It is unclear from the plans submitted what the proposed boundary treatment is, particularly to the south west corner, where the highway visibility splay between Brynydd and Fennant Road needs to be maintained. The highway boundary appears to be the rear of the footpath. The plan submitted shows a straight line. Please clarify.
- 6) Cycle parking in accordance with LPG16e needs to be shown on a plan
- 7) A section 278 agreement may be required for the entrance turning head and a kerbed entrance would need to be provided in accordance with Wrexham County Borough Council's Highways Design Standards (generally following TAN18, Manual for Streets, and other Welsh Government guidelines). We enclose the following guidelines in the Appendix below for completing works to the entrance of any site where The Highway Authority are affected.

The principle of residential development does not cause any immediate concerns, but the applicant would need to provide greater detail as listed above to support a full application. As an observation, the sketch provided does appear very congested.



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](mailto: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 asked 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 from 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.