

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Gwyn Humphreys
Our Ref:	ET/DC/PP/P/2024/0239	Your Ref:	P/2024/0239
Date:	22/05/2024		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU SWYDDFA WERTHU DROS DRO, POLYN BANER, MAES PARCIO GYDA THIRLUNIO A GOLEUADAU CYSYLLTIOL / ERECTION OF TEMPORARY SALES OFFICE, FLAGPOLE, CAR PARKING WITH ASSOCIATED LANDSCAPING AND LIGHTING

LAND TO THE NORTH AND SOUTH OF LANE FARM ROSSETT ROAD TREVALYN ROSSETT

Grid Ref: E 337302.61 N 357359.83

I refer to your consultation / email dated 19/04/2024 in respect of the above.

Proposed Signs / Flagpoles

Based on the proposed signs / flagpole(s) being outside of the adopted highway I would raise no objections on highway grounds.

Proposed Lighting

I would request further details on the proposed lighting ie/ location and type of lighting.

Any proposed lighting must not result in any glare or distraction to vehicles on the adjoining highway.

Proposed Access, Sales Office and Visitor Parking

It is noted that the applicant / developer has already commenced with the construction of the proposed southerly access which would serve the temporary sales office but has done so without the required s.38 / 278 agreement being approved / signed.

Any works undertaken by the developer at this stage are done so at the developer's risk and I would recommend any further works are delayed until the required highways agreement is approved / signed.

I have no objections in principle to the proposed sales office and associated parking but recommend that this is not brought into use until the required s.38 / 278 agreement has been approved / signed and the access has been constructed to a safe and satisfactory standard.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

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.

A handwritten signature in dark ink on a light yellow rectangular background. The signature is written in a cursive style and reads "P. Palmer".

Chief Officer, Environment & Technical