

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Matthew Phillips (in Gwyn Humphreys absence)
Our Ref:	ET/DC/DB/P/2024/0171	Your Ref:	P/2024/0171
Date:	21/10/24		

TOWN AND COUNTRY PLANNING ACT 1990

RHYDDHAU AMOD 2 (TRINIAETH FFIN) O GANIATÂD MATERION A GADWYD YN ÔL P/2021/0135 / DISCHARGE OF CONDITION 2 (BOUNDARY TREATMENT) OF RESERVED MATTERS APPROVAL P/2021/0135

TAN Y BONT MAI ROAD OLD RHOSROBIN RHOSROBIN WREXHAM Grid Ref: E 332983 N 352630

I refer to your consultation / email dated 26/03/2024 in respect of the above.

With reference to the above, details of the combined active travel route and emergency access route should be provided to the boundary on Plas Acton Road.

The following items should be considered in designing this access:

1. Deterring pedestrians and cycle access from crossing Plas Acton Road on what is a blind bend from the opposite side of the carriage way.
2. Provision of lockable demountable barriers satisfying item 1 above preventing unauthorised vehicular access onto the site, but capable of removal in an emergency situation or for maintenance purposes.
3. Relocating the existing gate access could be considered, encouraging pedestrians and cyclists to head towards the Blue Bell estate prior to crossing the road if needed.
4. Signage and illumination should be included in the design
5. Provision of drainage to hard surfaced areas avoiding any increase in surface waterflow into highway drainage.

Once the above has been agreed and condition approved, the Applicant should take note of the following Guidance Notes when carrying out any works on or adjacent to the highway boundary of verge.



On behalf of The 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 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.