

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sarah Hill
Our Ref:	ET/DC/PP/P/2024/0272	Your Ref:	P/2024/0272
Date:	05/08/2024		

TOWN AND COUNTRY PLANNING ACT 1990

DYMCHWEL 1 FRONDEG, ESTYNIADAU AR OCHR A CHEFN 2 A 3 FRONDEG A MYNEDIAD AR GYFER PARCIO/DEMOLITION OF 1 FRONDEG, SIDE AND REAR EXTENSIONS TO 2 AND 3 FRONDEG AND ACCESS FOR PARKING

FRON DEG NANTYR ROAD GLYN CEIRIOG LLANGOLLEN LL20 7NW

I refer to your consultation / email dated 10/07/2024 in respect of the above.

General

The proposed development site is accessed off a shared, private access track off Nantyr Road. The existing access currently serves 3 no. 2 bed properties. It is proposed to demolish the first cottage and amalgamate nos. 2 & 3 into a single 4 bed property.

Access

The proposed development site is located on Nantyr Road which is a rural, classified road subject to a 20mph speed limit along this section.

Based on typical speeds of 20mph any proposed access / junction onto Nantyr Road would be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing shared, private access serving the development site is adequate providing splays in excess of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway.

The existing shared, private access track is approximately 2.6m wide and cannot accommodate the simultaneous passage of 2 vehicles. The access is surfaced with loose bound materials. I would recommend that the access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway.

I would recommend that no gates are erected within 5m of the adjoining highway

Traffic Generation

Although the access serving the site is sub-standard and cannot accommodate the simultaneous passage of 2 vehicles, the proposed development will result in a decrease in daily vehicle movements at the site and the access will no longer serve as a shared access.

Parking & Turning Provision

The submitted site plan (Drg. No. 23001 (PL) 020 B) indicates the provision of 4 parking spaces plus turning provision which is considered adequate.

Construction Traffic Management Plan (CTMP)

If the application is supported, I would recommend that any permission includes the requirement for a **Construction Traffic Management Plan** including provision for contractor parking. Details of how the site will be managed during the construction period including any signage and traffic management measures will need to be provided. I would recommend that the applicant contacts our Traffic Section (contact Jamie Edge) on Tel:01978 729643 to discuss agree a suitable CTMP.

Public Footpath (PROW no. 17 – Llansantffraid Glynceiriog)

An existing Public Footpath passes through the development site / proposed access and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

If the application is supported, I would recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the near side edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ07 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ09 033R	NO GATES WITHIN 5 METRES There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
ZJ45 026R	CONSTRUCTION TRAFFIC MANAGEMENT PLAN No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

Supplementary Notes

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

Note to Applicant:

An existing Public Footpath passes through the development site / proposed access and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

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.

A handwritten signature in black ink on a yellow rectangular background. The signature appears to be 'P. Palmer'.

Chief Officer, Environment & Technical