

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2024/0297 Res (2)	Your Ref:	P/2024/0297
Date:	05/08/2024		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: / RHYDDHAU AMOD 3 (DEUNYDDIAU), 4 (DRAENIO), 5 (CYNLLUN RHEOLI ADEILADU), 6 (WALIAU CYNNAL), 7 (TIRLUNIO), 9 (TAI FFORDDIADWY) A 14 (BIOAMRYWIAETH) CANIATÂD CYNLLUNIO P/2021/1037 / DISCHARGE OF CONDITIONS 3 (MATERIALS), 4 (DRAINAGE), 5 (CONSTRUCTION MANAGEMENT PLAN), 6 (RETAINING WALLS), 7 (LANDSCAPING), 9 (AFFORDABLE HOUSING) AND 14 (BIODIVERSITY) OF PLANNING PERMISSION P/2021/1037

LOCATION: COMMUNITY CENTRE KINGSLEY CIRCLE EATON DRIVE WREXHAM LL13 9HG

I refer to your consultation / email dated 30/07/2024 in respect of the above.

Condition 5 CONSTRUCTION MANAGEMENT PLAN

Comments from Traffic Section:-

The submitted Construction Site Layout - Swept Path Plan indicates the maximum size of vehicles likely to visit the site as being a 12m rigid HGV and a 16.5m long articulated HGV. However the swept path details do not indicate these vehicles entering & exiting the main access onto Eaton Drive in both directions. **I would recommend that this detail is provided.**

The swept path details of the 16.5m HGV show the vehicle sitting across the footpath route / internal access which would hinder pedestrian movements through the site. **I would therefore recommend that the maximum size of delivery vehicle visiting the site is limited to a 12m rigid HGV and this stated in a revised CTMP.**

The contractors / visitors parking area appears restricted. **Could you please ask the applicant to annotate the dimensions of the individual parking spaces ie/ 2.4 x 4.8m on a revised layout plan, indicating how vehicles will access the spaces given the location of the materials storage area.**

Can you please ask the applicant to provide the above information along with the anticipated time period over which the scheme will take to complete.

Supplementary Notes

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

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.



Chief Officer, Environment & Technical