

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/P/2024/0288	Your Ref:	P/2024/0288
Date:	03/06/2024		

TOWN AND COUNTRY PLANNING ACT 1990

RHYDDHAU AMOD 7 (ECOLEG), 9 (CYNLLUN CADWRAETH), 10 (DATGANIAD O DDULLIAU ADEILADU), 11 (HALOGIAD) A 14 (DATGANIAD O DDULLIAU COEDYDDIAETH) O APÊL I BENDERFYNIAD APP/H6955/A/20/3258703 (P/2019/0835) / DISCHARGE OF CONDITIONS 7 (ECOLOGY), 9 (CONSERVATION PLAN), 10 (CONSTRUCTION METHOD STATEMENT), 11 (CONTAMINATION) AND 14 (ARBORICULTURAL METHOD STATEMENT) OF APPEAL DECISION APP/H6955/A/20/3258703 (P/2019/0835)

LAND AT TUPA PENLEY HALL DRIVE PENLEY WREXHAM

Grid Ref: E 341830.25 N 340276.77

I refer to your consultation / email dated 30/04/2024 in respect of the above.

The development site is located off Penley Hall Drive which is an unadopted, residential estate road subject to a 20mph speed limit.

Penley Hall Drive provides access to the former Penley Hospital site (now Morris Homes) but remains unadopted until the developer completes the required highway works. The developer (Morris Homes) is still required to provide an emergency access / footway – cycleway link from the site onto the A539 and complete s.278 highway improvement works at the site access along the A539 as part of the existing planning consent. The developer is therefore currently responsible for the maintenance of the internal access roads. I would therefore recommend that you consult with Morris Homes in respect of this application.

CONDITION 10 - CONSTRUCTION METHOD STATEMENT

I have spoken with our Traffic Section who have raised the following points :-

- Is the provision of 10 parking spaces adequate?
Can the applicant please provide details of the maximum number of contractor vehicles that will be on site at any one time requiring parking and include this in a revised CTMP.
Can the applicant please include a statement in a revised CTMP stating that no contractor vehicles will park on the adjoining highway.
- Request for a signage schedule including details of signs warning residents that construction vehicles will be using this route.

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 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.



Chief Officer, Environment & Technical