

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sarah Duckworth
Our Ref:	ET/DC/DB/P/2024/0141	Your Ref:	P/2027/0141
Date:	4 th April 2023		

TOWN AND COUNTRY PLANNING ACT 1990

FFURFIO MYNEDFA I GERBYDAU (ÔL-WEITHREDOL) / FORMATION OF VEHICULAR ACCESS (IN RETROSPECT)

5 CAMBRAIN TERRACE PLAS NANTYR ROAD GLYN CEIRIOG LLANGOLLEN
Grid Ref: E 320050.99 N 337219.14

I refer to your consultation / email dated 08/03/2024 in respect of the above.

To enable us to demonstrate compliance with technical requirements for the proposed driveway access we would need more detail please that shows that properly assessed visibility splays for vehicles leaving the proposed driveway are available.

Surety over the land beneath the splays will be required and no obstruction higher than 1m would be permitted.

Other design information required to allow us to consider this proposal properly should include:

1. A Maximum gradient not exceeding 1 in 20
2. An Aco or similar drain avoiding water running onto the public highway
3. Hard surface for a minimum 5m into the plot.
4. No gate is permitted within a minimum of 5m of the highway.
5. A turning head should be provided within the property to avoid reversing onto the national speed limit public highway.

We look forward to receipt of further details but in the meantime request measures are implemented to install drainage that avoids runoff water onto the highway is installed without haste.

Should the application be successful then we enclose Highways Standard Advisory Note below for the applicant to coordinate with our highways roadworks team.



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.