

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/DB/P/2024/0123	Your Ref:	P/2027/0123
Date:	29/05/24		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD ADEILAD AMAETHYDDOL I DDOSBARTH B2 (DIWYDIANNOL CYFFREDINOL) / CHANGE OF USE OF AGRICULTURAL BUILDING TO CLASS B2 (GENERAL INDUSTRIAL)

PEN Y PALMANT FARM OLD ROAD MINERA WREXHAM

Grid Ref: E 327352.8 N 352233.4

I refer to your consultation / email dated 04/03/2024 in respect of the above.

At present there is insufficient information to be able to undertake a full assessment of the proposals from a highways perspective.

Can the applicant be requested to submit the following:

- Proposed details for the access onto the main road that considers both vehicular access and safe pedestrian access. The safe pedestrian access should consider both public accessing the footpath, crossing the junction and access into the proposed development. These details should consider tactile crossing points, swept path analysis for HGV movements, visibility splays, surface water drainage, materials that are acceptable to the highway authority.
- Traffic data should be provided in an industry standard format, and an assessment of the previous use, and proposed use applied.
- Confirmation of dates when the facilities were last used.
- Provision of detailed plans showing on site turning heads or circles for defined vehicles. If this is restricted to certain vehicle sizes, then this should be reflected within any approval considered.
- Provision of segregated pedestrian access shown on a proposed site plan, to scale.
- Confirmation that the existing entrance onto Pen y Palmant Rd is to be closed off and not used for vehicular access, unless full compliant details are provided with adequate visibilities and full justification that the traffic flow would be insignificant. There may be further offsite highway improvements required along Pen y Palmant Rd at the applicant's expense, should any vehicular use of this access be required.
- Can the applicant please demonstrate access rights and the full extent of ownership details onto The B5430, Old Rd Minera?

It would also be beneficial for the developer to provide the following, although it is considered that these could be secured by condition should the Council be minded to grant the application:

- Allocation of dedicated spaces, and provision of disabled spaces in accordance with LPGN16e
- Any proposed lighting and signing improvements at the entrance in particular.
- Provision of secure cycle storage in accordance with LPG16e, and provision of support facilities such as lockers, and showers to encourage active travel.
- The provision of a Construction Traffic Management Plan
- Provision of any offsite active travel improvements to encourage alternative means of transport to and from the proposed workplaces/units in accordance with Welsh Government Guidance. These should be agreed with Gwen.Thomas@wrexham.gov.uk. (This may include improvements to the bus facilities and can be agreed with Andrew.Myton@wrexham.gov.uk)

Should the application be successful, we enclose Highways DC Standard Guidance Note below with contact details and listing the elements requiring consultation with the Highways Roadworks team.

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