

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sarah Duckworth
Our Ref:	ET/DC/DB/P/2024/0198	Your Ref:	P/2024/0198
Date:	11/04/2024		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD UNLLAWR I OCHR A CHEFN YR EIDDO / SINGLE STOREY REAR AND SIDE EXTENSION

40 SANDRINGHAM ROAD WREXHAM

Grid Ref: E 333389 N 352012

I refer to your consultation / email dated 03/04/2024 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:

1. Demonstration that there is room for a minimum of 2 car parking spaces measuring 2.4m x 4.8m minimum each. This should be shown marked up on a plan set to scale and justification provided for 2 car parking spaces (reduced from 3 in the existing situation) Reference should be made to LPGN16e guidance within a justification statement.
2. Demonstration that there is space for a vehicle to manoeuvre and turn within the plot, so that it enters and leaves in a forward gear, and that it can turn around without encroaching onto the neighbours property. An average family saloon should be used to mark up on a plan with swept path analysis
3. Demonstration that cycle storage in accordance with LPGN16e has been provided
4. Visibility splays should be shown on the plan for information only and based on a 20mph speed limit from a private driveway.

Should there be any replacement of driveway surfacing proposed, then the following Appendix should be referred to when coordinating with The Highway Roadworks team. Particular reference should be made to avoiding surface water run off onto the highway, hard bound paving for 5m and avoidance of any gates, also within 5m of the highway/footpath boundary.

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.