

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Gwyn Humphreys
Our Ref:	ET/DC/DB/P/2023/0838	Your Ref:	P/2023/0838
Date:	12 th January 2024		

TOWN AND COUNTRY PLANNING ACT 1990

**RHYDDHAU AMOD 3 (RHEOLI TRAFFIG ADEILADU) A 4 (GWRTHGLODDIAU) CANIATÂD
CYNLLUNIO P/2023/0136 / DISCHARGE OF CONDITIONS 3 (TRAFFIC MANAGEMENT PLAN)
AND 4 (EARTHWORKS) OF PLANNING PERMISSION P/2023/0136**

HAFOD HOUSE FARM HAFOD RUABON WREXHAM
Grid Ref: E 331258 N 346078

I refer to your consultation / email dated 12/12/2023 in respect of the above.

We have reviewed the CTMP included within this application and advise as follows:

The confirmed traffic flow rates aren't considered significant in number to affect the highway, and we note the applicant's commitment to maintain the highway free of debris and obstruction.

This document appears to refer to the main construction siteworks and not the construction of the road crossing, which I refer to later in this response.

Subject to confirmation of the following comments, we would have no objection to the partial discharge of condition 3 and 4 from a Highways perspective relating to the main siteworks:

1. We append below highways standard guidance notes and contact details relating to any works impacting on the public highway for use and reference.
2. Our experience of vehicle mounted road brushes is that they are not always adequate for the public highway and additional provision of a road sweeper (available on call) or similar arrangements may be necessary
3. We are aware of the substantial mains gas supply in the vicinity of the temporary southern entrance, and indeed across the site. Given the size and sensitivity of this, and potential impact for all parties, we request confirmation that methodology and supervision of the temporary works as well as the permanent construction have been approved by the relevant authorities (HSE/Wales and West Utilities?)
4. We request confirmation that turning on site is available for HGV vehicles to enter and leave via a forward gear. For occasional loading/offloading reversing in or out is only accepted with a competent banks person in attendance.
5. Are we correct in assuming there are no soil/subsoil movements offsite?

Proposed crossing to the public car park

With respect to the proposed road crossing, we note this is subject to a separate agreement not referred to in detail within the CTMP provided, hence the request for a partial discharge of condition for the main siteworks only.

The construction of the road crossing and associated works to create the visibility splays, will require a separate CTMP or addendum, demonstration of contractor competencies (streetworks certificates, insurances etc), and provision of a S278 agreement. To hasten the completion of this agreement we enclose a list of information required and colour/hatching of plans for S278 agreements, and refer to the appended Guidance Notes below for arranging access to carry out the highway works.

Further to our meeting with the applicant in December 23, I acknowledge provision of the visibility splays based on the 85th percentile of the submitted traffic survey speed, but would ask we review the splay to the south on site to agree this with the applicant. I'd like to agree the extent of hedge & bank to be removed considering levels and drainage with the applicant. I suggest we agree this at a date after the 23rd January and ask if this date can be coordinated with Cerys.Jones@wrexham.gov.uk who has access to my diary in my absence next week.

Hopefully this allows the main works to proceed, as well as preparation of the forward planning and legal documentation for the road crossing element of the works.



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 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 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.