

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Jenny Perkins
Our Ref:	ET/DC/P/2024/0193	Your Ref:	P/2024/0193
Date:	28/03/24		

TOWN AND COUNTRY PLANNING ACT 1990

TRAWSNEWID LLAWR CYNTAF I STIWDIO GYDA THO CANOPI A GOSOD FFILW ECHDYNNU YN Y CEFN / CONVERSION OF FIRST FLOOR TO STUDIO WITH CANOPY ROOFING AND INSTALLATION OF EXTRACTOR FLUE AT REAR 7 HIGH STREET WREXHAM

Grid Ref: E 333553 N 350232

POST CODE: LL13 8HP

I refer to your consultation / email 26th March 2024 in respect of the above.

It is unclear if there are any works proposed to the front elevation. If there is any work proposed that over sails the adoptable highway, the applicant should provide details for consideration and this authority's approval in advance.

The conversion described is unlikely to create any significant increase in traffic once built and in use, and it is in a sustainable location.

Our only concern relates to controlling the construction works so that public safety and free-flowing traffic is maintained. The only access appears to be via the front entrance, onto a busy High St. and there isn't any construction parking available. In keeping with other similar schemes locally, we request a suitably worded condition be applied requesting the applicant provides a Construction Traffic Management Plan for approval prior to commencement of the works, giving sufficient lead time for consideration.

We also attach our standard advisory note that includes the relevant contact email address to arrange scaffolding, skips and similar logistical items should the application be successful.

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.