

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Tyler Fox
Our Ref:	ET/DC/DB/P/2024/0156	Your Ref:	P/2024/0156
Date:	4 th April 24		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD TIR I ARDAL ARDD A CHODI GAREJ / CHANGE OF USE OF LAND TO GARDEN AREA AND ERECTION OF GARAGE

THE OLD CROFT GREEN SHEET HOLT WREXHAM

Grid Ref: E 341026.66 N 354177.06

I refer to your consultation / email dated 15/03/2024 in respect of the above.

Can the applicant add a visibility splay to the design proposal 2m x 25m to the north of the entrance, highlighting the area within the splay where any obstructions should be kept below 1m in height?

We have no comment to make regarding the garage and parking as it provides more than adequate parking and facility for vehicles to turn around so that all vehicles are able to enter and leave in a forward gear.

Whilst this is an existing entrance, we would request that the applicant coordinates with highway roadworks team to provide a hard paved driveway for a minimum of 5m, and demonstrates that rainwater landing on the private drive will not discharge onto the public highway.

We note the approved gate is set back by a minimum of 5m.



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.