

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2023/0898 Res(2)	Your Ref:	P/2023/0898
Date:	30/04/2024		

TOWN AND COUNTRY PLANNING ACT 1990

GOSOD CIOSG GLANHAU GYDAG AER NEWYDD / INSTALLATION OF A NEW AIR BURST KIOSK

SESSWICK RAW WATER INTAKE WORKS WHITCHURCH ROAD BANGOR ON DEE WREXHAM

Grid Ref: E 338647.49 N 346377.53

I refer to your consultation / email dated 16/04/2024 in respect of the above.

Access

I understand that the main construction access will be via an existing field access off the A525 Whitchurch Road which is a rural, classified road subject to a 60mph speed limit along this section.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing field entrance proposed to access the site is adequate providing splays in excess of the above requirements in both directions measured to the nearside edge of the adjoining highway.

The proposed temporary construction access is approximately 11m wide reducing to around 3.3m wide at 8m behind the adjoin carriageway. The access is paved with hard bound materials.

Comments from Traffic Section

I understand that our Traffic Section have discussed the proposed scheme with the applicant / contractor and have confirmed that the vehicle movements associated with the installation will be minimal and are only over a period of 2 – 3 days. They have confirmed that they are happy for the proposed works to utilise the existing access off the A525 without modification and do not require a condition for a Construction Travel Management Plan (CTMP).

Once operational, I understand the annual plant movements will reduce from 4 no. tankers per year to clean out channel to 2 no. tankers per year.

Public Footpaths (PROWs Sesswick nos. 12 & 16)

There would appear to be 2 no. existing Public Footpaths which pass through the development site / proposed access and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

I therefore have no objections to the proposed development on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant:

There would appear to be 2 no. existing Public Footpaths which pass through the development site / proposed access and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

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.

A handwritten signature in black ink on a yellow rectangular background. The signature appears to be 'P. Palmer' written in a cursive, slightly stylized font.

Chief Officer, Environment & Technical