

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/DB/P/2024/0110	Your Ref:	P/2027/0110
Date:	19/04/2024		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID LLORIAU UCHAF O DDEFNYDD MASNACHOL I 1 RHANDY / CONVERSION OF UPPER FLOORS FROM COMMERCIAL USE TO 1 NO APARTMENT

58A HOPE STREET WREXHAM

Grid Ref: E 333520.19 N 350247.76

I refer to your consultation / email dated 27/02/2024 for the conversion of a 3 storey upperfloor flat, with pedestrian access into a pedestrianized retail arcade which accesses directly onto Hope St, a pedestrianized street in the center of Wrexham.

As this development is in a very sustainable location, we acknowledge the argument for not providing vehicle parking.

Can the applicant provide a **plan showing how the shared bin storage and bike storage is to be laid out and confirm if the access is secure please?** The plan should show the standard bins and the recycling bins together with adequate cycling space for both the commercial unit and flat. Upright bike storage can be used also.

The only access into the flat is via a pedestrian door within the pedestrian arcade leading to the butchers market. The control of the construction works and safeguarding of what is an emergency access for shoppers and neighbours, is critically important. **We request a pre-commencement condition be applied seeking a Construction Traffic and Environmental Management Plan** that includes an explanation on how the works will be controlled, including the safe provision of:

1. Supply of materials,
2. Removal of waste
3. Control of dust, noise and fire risk.
4. Provision of parking for construction operatives.

Consideration should be given to waste removal & deliveries outside normal retail opening hours, but within the limits for minimising nuisance from construction noise.

The CTEMP should be submitted for approval of the landlord and WCBC. The landlord will control the arcade, and WCBC the adopted highway of Hope Street.

Subject to the above information being provided and approved prior to commencement, we have no objection to this proposal

Should you be minded to grant permission for this proposal, we enclose the following Advisory Note to assist the applicant in coordinating works that impact on the public highway. E.g. Skips, scaffolding, and lay down areas.



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.