

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sarah Brett
Our Ref:	ET/DC/DB/P/2024/0319 Reconsult 1	Your Ref:	P/2024/0319
Date:	21/10/2024		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD DEULAWR A NEWID DEFNYDD Y LLAWR GWAELOD O GAREJ I SIOP GOFFI / TWO STOREY EXTENSION AND CHANGE OF USE OF GROUND FLOOR FROM GARAGE TO COFFEE SHOP

THE COACH HOUSE ASHGROVE CHESTER ROAD GRESFORD WREXHAM

Grid Ref: E 334371.97 N 354035.61

We refer to your amended plan ACH9 Rev A provided via email on the 11th Oct 24 and note as follows generally referencing against comments raised in our previous consultation response:

1. Segregated pedestrian access from the public highway to the café and between the café and nursing home entrance. Shown and generally accepted on the site. See the note below regarding the entrance.
2. Provision of secure cycle parking in accordance with LPGN16e- Accepted
3. Demonstrates that car parking is in accordance with LPGN16e when considering the cumulative uses: Accepted
4. Add provision for refuse collection to the proposals- Accepted
5. Add delivery/bin wagon turning provision to the plans. - Accepted
6. Add the visibility splays to the plan whilst updating the above. – Note added and accepted
7. Tactile paving should be added to either side of the entrance.- Noted on the drawing but not detailed. Given the slight set back of the north radius relative to the southern radius, the setting out of the tactile paving should be agreed on site with the Local Highway Authority, to ensure the tactile paving direction is correct and each points to the other.
8. Reference trimming of trees within the applicant's site boundary to remove obstruction of the streetlighting. Completion of this work could be conditioned prior to first use. A note has been added to the site plan demonstrating commitment to do this.
9. The LPA may consider it necessary to request a Construction Traffic Management Plan pre-commencement, to protect residents and visitors. There does appear to be adequate space available for construction related logistics and traffic on site.

Conclusion and Summary

The LHA have no objection to the proposed application, but suggest appropriately worded conditions could be applied for the following:

- Trees overhanging the public highway and part concealing a streetlight near to the site entrance should be trimmed back as it obstructs lighting to the site entrance.
- A CTMP protecting the residents and existing home facilities from the risks of construction traffic and activities should be provided
- Agreement of the tactile paving setting out on site at the entrance with the LHA inspector.
- Agreement of a slight rounding off of the proposed kerbing to the entrance path on site.



On behalf of The 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.