

# MEMORANDUM

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|-----------------|----------------------------------------|------------------|----------------------------------|
| <b>From:</b>    | Chief Officer, Environment & Technical | <b>To:</b>       | Chief Officer Economy & Planning |
|                 |                                        | <b>FAO::</b>     | Sharon Holman                    |
| <b>Our Ref:</b> | ET/DC/PP/P/2024/0297 Res (3)           | <b>Your Ref:</b> | P/2024/0297                      |
| <b>Date:</b>    | 08/10/2024                             |                  |                                  |

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## **TOWN AND COUNTRY PLANNING ACT 1990**

**PROPOSAL: / RHYDDHAU AMOD 3 (DEUNYDDIAU), 4 (DRAENIO), 5 (CYNLLUN RHEOLI ADEILADU), 6 (WALIAU CYNNAL), 7 (TIRLUNIO), 9 (TAI FFORDDIADWY) A 14 (BIOAMRYWIAETH) CANIATÂD CYNLLUNIO P/2021/1037 / DISCHARGE OF CONDITIONS 3 (MATERIALS), 4 (DRAINAGE), 5 (CONSTRUCTION MANAGEMENT PLAN), 6 (RETAINING WALLS), 7 (LANDSCAPING), 9 (AFFORDABLE HOUSING) AND 14 (BIODIVERSITY) OF PLANNING PERMISSION P/2021/1037**

**LOCATION: COMMUNITY CENTRE KINGSLEY CIRCLE EATON DRIVE WREXHAM LL13 9HG**

I refer to your consultation / email dated 19/08/2024 including revised CTMP and Layout Plan in respect of the above.

### **Condition 5 CONSTRUCTION MANAGEMENT PLAN**

Comments from Traffic Section as follows:-

The revised Construction Site Layout - Swept Path Plan indicates the maximum size of vehicles likely to visit the site as being a 12m rigid HGV. The submitted swept paths are considered acceptable.

**The Traffic Section have requested a signage schedule and plan showing pedestrian / highway signage warning of construction traffic.**

### **Supplementary Notes**

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

### ***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](mailto: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.*



On behalf of Chief Officer, Environment & Technical