

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Simon Greenland
Our Ref:	ET/DC/P/2023/0699	Your Ref:	P/2023/0699
Date:	13 th February 2024		

TOWN AND COUNTRY PLANNING ACT 1990

CODI YSTAFELL DDOSBARTH MEITHRINFA MODIWLAIDD A CHREU MAES PARCIO / ERECTION OF MODULAR NURSERY CLASSROOM AND CREATION OF CAR PARK

THE BUNGALOW HENBLAS ROAD RHOSTYLLEN WREXHAM

Grid Ref: E 331346 N 348759

I refer to your consultation / email dated 07/11/2023 in respect of the above.

Having reviewed the submitted site plan, we acknowledge the benefit of removing staff vehicular traffic from the School St public entrance with pedestrian congestion.

The proposed entrance should be subject to a Section 278 application with the Highways department and consider:

- 1) Drainage – avoiding run off onto the highway via an aco drain or similar.
- 2) Maintain a minimum width allowing an approaching vehicle to enter, whilst a vehicle is about to exit.
- 3) Incorporate white lining to encourage exiting vehicles to keep west, thereby maximising the visibility splay to the east, targeting a minimum of 25m by 2.4 m set back visibility splay in both directions. This should be clearly marked on a proposed construction drawing.
- 4) We attach below our standard guidance notes for working in the highway when forming the entrance

Can the access gate be restricted to allow staff access only to avoid parents parking on Henblas Rd increasing congestion, unless there is a way parent parking can be prevented?

Subject to the above, we have no objection to the proposal.



Appendix A

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;
8. Lowering of kerbs or minor pavement alterations require Section 184 agreement
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.