

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/P/2023/0781	Your Ref:	P/2023/0781
Date:	1 April 2024		

TOWN AND COUNTRY PLANNING ACT 1990

CAIS AMLINELLOL AR GYFER 2 RANDY (CADW YMDDANGOSIAD, TIRLUNIO, GOSODIAD A GRADDFA) / OUTLINE APPLICATION FOR 2 NO. APARTMENTS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED)

**LAND ON WEST SIDE OF 21 HIGH STREET JOHNSTOWN WREXHAM
Grid Ref: E 330067.44 N 346347.73**

I refer to your consultation / email dated 29/11/2023 in respect of the above.

If the driveway length could be extended to 5.5m in length, we have no objection to this proposal subject to:

1. A condition being applied that a Construction Traffic Management plan should be submitted for approval pre-commencement of the works. This document should demonstrate how the works will be managed avoiding congestion of the public highway and without risk to pedestrians and vehicles. Managing and minimizing contractors vehicles, without obstructing the junction and safe access for neighbouring properties are the main concerns.
2. If a fence or planting is proposed at the entrance, then it should be kept below 1m in height to maintain visibility across the front of 1 Offa St. The visibility for both properties should be recorded in the title deeds for each property. By increasing the driveway length, pedestrian access around a parked vehicle is provided, and visibility for 1 Offa St is maintained.
3. The driveway should be constructed in accordance with Highways Advisory Note appended below (insert standard wording)

Considerations relating to this application include:

Although there are no turning facilities for vehicles available, and visibility is only circa 20m to the T junction, it is considered that vehicle speed will be less than 20mph when navigating the junction.

This application is in a very sustainable location, and if the parking is considered a risk, the proposal could be considered without parking.

This gives an opportunity to improve visibility for 1 Offa St also.



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.

