

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Gwyn Humphreys
Our Ref:	ET/DC/P/2023/0679	Your Ref:	P/2023/0679
Date:	17 th February 2024		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU ANNEDD / ERECTION OF DWELLING

LAND ADJACENT TO 19 CHURCH STREET RHOSLLANERCHUGOG WREXHAM

Grid Ref: E 329174 N 346197

I refer to your consultation / email dated 06/10/2023 in respect of the above.

The 3 no existing parking spaces appear to have existed since between 2009 and 2015.

The 4th proposed space appears short of a minimum 4.8m plus circulation space, so we would suggest the proposal is amended adjusting the angle of the 4th space to provide a 4.8m long space, whilst still demonstrating an adequate visibility splay is available. Referring to LPG16e we note that the standards are a minimum. Assuming the existing house is 2 or 3 bedroom, in a sustainable location such as this, then we accept 2 car parking spaces allocated to the existing and 2 for the proposed development.

The applicant should provide an amended plan showing how 4nr minimum 4.8m x 2.4m spaces plus pedestrian circulation space can be incorporated within the boundary, and that reasonable visibility splays (25m x 2m exist in both directions). The applicant should take legal advice to secure visibility splay over the unadopted track*, and possibly the neighbouring garden.

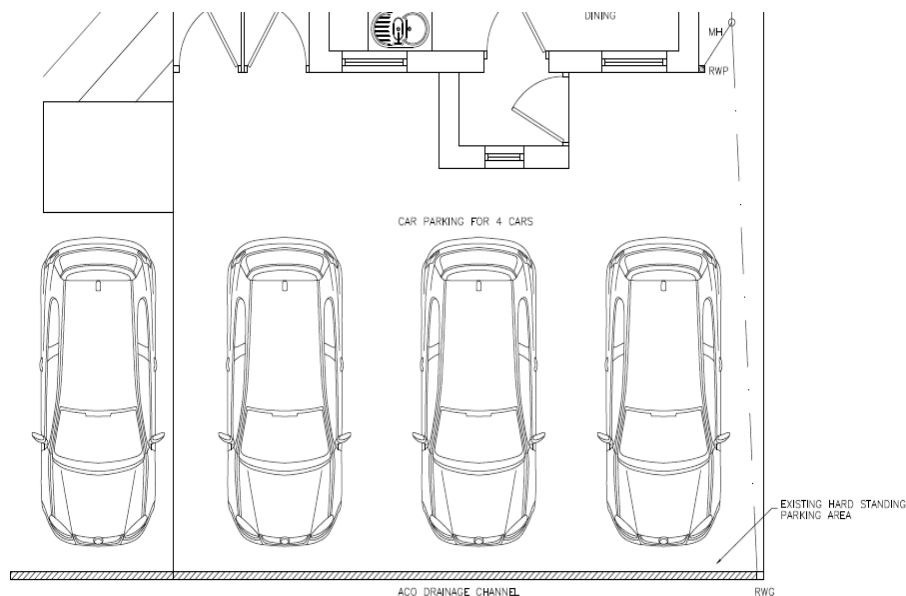
*. Assuming the track ownership is ownership is unknown.

We acknowledge confirmation that an aco drain will be installed to ensure private rainwater does not run onto the public highway.

We acknowledge that as the spaces are existing and the Church St is subject to 20mph speed limits in both directions, highways cannot insist on provision of vehicular turning within the property boundary.

Conclusion:

Subject to receipt of an amended plan with accurate car park spaces and secured visibility splays shown, we have no objection to this proposal



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 ask 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 form 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.