

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2023/0880	Your Ref:	P/2023/0880
Date:	18/01/2024		

TOWN AND COUNTRY PLANNING ACT 1990

**MATERION A GADWYD YN ÔL YN DILYN CANIATÂD CAIS AMLINELLOL P/2020/0724
(YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) – CODI ANNEDD / RESERVED
MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION P/2020/0724 (APPEARANCE,
LANDSCAPING, LAYOUT AND SCALE) – ERECTION OF DWELLING**

MARFORD GATE CHESTER ROAD MARFORD WREXHAM
Grid Ref: E 335790 N 355199

I refer to your consultation / email dated 05/01/2024 in respect of the above.

In terms of layout only, I comment as follows:-

Parking &Turning Provision (Layout)

Adequate parking and turning provision will need to be provided within the curtilage of the site for both dwellings.

LPGN 16 would normally require a maximum of 3 spaces for each 4 bed dwelling. LPGN 16 does not include garage spaces as contributing to parking provision. I would recommend that each property provides 3 spaces each particularly given the parking issues which occur in this area given the proximity of the school. The submitted layout plan (Drg. NO. PL01 Rev X) indicates this detail.

I would recommend that adequate turning is provided for both dwellings within the curtilage of the site. The submitted layout plan (Drg. NO. PL01 Rev X) indicates this detail.

I therefore have no objections in principle to the proposed development and recommend any permission includes the following condition:-

CONDITION

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

Supplementary Notes

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

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.

A handwritten signature in blue ink, appearing to read 'Klaus', with a stylized flourish at the end.

Chief Officer, Environment & Technical