

# MEMORANDUM



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|-----------------|----------------------------------------|------------------|----------------------------------|
| <b>From:</b>    | Chief Officer, Environment & Technical | <b>To:</b>       | Chief Officer Economy & Planning |
|                 |                                        | <b>FAO::</b>     | Gwyn Humphreys                   |
| <b>Our Ref:</b> | ET/DC/P/2024/0035                      | <b>Your Ref:</b> | P/2024/0035                      |
| <b>Date:</b>    | 14/04/2024                             |                  |                                  |

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## TOWN AND COUNTRY PLANNING ACT 1990

### ADEILADU ANNEDD GWEITHWYR FFERM / ERECTION OF FARMWORKERS DWELLING

#### TALFRYN COTTAGE CHAPEL LANE ERBISTOCK WREXHAM

Grid Ref: E 334345 N 342866

I refer to your consultation / email dated 05/02/2024 in respect of the above.

This application is for a farmworkers dwelling utilising an existing access

The proposed development site is situated on a narrow, rural, unclassified road. I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

Based on speeds of 20mph, any shared driveway access would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the road given the restricted carriageway width along this section.

Visibility splays in excess of 2.4 x 25m measured to the centerline of the adjoining highway from the existing access would be available in the both directions **if both hedges either side of the entrance are either cut back or maintained below a height of 1m.**

I request that the proposed access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. If the proposed levels fall towards the public highway an Aco drain or similar should be provided across the access to intercept any private surface water run-off. No gates should be erected across the access within 5m of the adjoining highway. I enclose Highways Standard Advisory Note to assist the applicant in coordinating any works adjacent to the Highway.

**I would recommend that the applicant indicates the above detail on a revised layout plan or confirms via an updated D&A statement.**

#### Parking & Turning Provision

There would appear to be adequate parking and turning space within the curtilage of the development site to serve the existing extended property and proposed barn conversion. The

proposed parking and turning arrangements indicated on the submitted site layout plan are considered adequate.

### Conclusion:

In principle, I have no objection to the proposed development. I await the requested information showing visibility splays, hard surfacing and drainage or falls away from the road.



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](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.