

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/PP/P/2024/0274	Your Ref:	P/2024/0274
Date:	20/05/2024		

TOWN AND COUNTRY PLANNING ACT 1990

PARCIO A GWEITHREDU 2 CERBYD HURIO PREIFAT / PARKING AND OPERATION OF 2 PRIVATE HIRE VEHICLES

40 NORTH AVENUE RUABON WREXHAM

Grid Ref: E 330544.73 N 344553.51

I refer to your consultation / email dated 23/04/2024 in respect of the above.

The existing driveway at the front of the property has limited space but can accommodate up to 2 cars.

The proposed parking area for the 2 no. private hire vehicles is located to the rear of the property off Daniels Drive. Although, this forms part of the adopted highway, this area forms part of an existing communal area serving a number of accesses including parking for vehicles without off road parking relating to the existing council properties.

Pedestrian access to the rear of the property is over a grassed strip of land under the control of the WCBC Asset / Housing Section. I would recommend that the WCBC Asset / Housing Section are consulted on this application.

I understand the proposed taxis are used for contract work and the property will not be used as an operational base, I assume a suitable condition will be included to restrict the operation. It may be considered appropriate to grant a temporary permission to assess whether the proposed development causes any issues.

I would raise no objections to the proposed development on highway grounds.

Supplementary Notes

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

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.



Chief Officer, Environment & Technical