

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/P/2024/0051	Your Ref:	P/2027/0051
Date:	24/3/24		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU GAREJ / ERECTION OF GARAGE

JERUSALEM METHODIST CHAPEL HIGH STREET JOHNSTOWN WREXHAM

Grid Ref: E 330077 N 346107

I refer to your consultation / email dated 27/02/2024 in respect of the above.

Can the applicant confirm the proposed use of the plot and also demonstrate if a car will be able to turn around within the parking area? We note that the proposed construction is also showing an insulated cavity wall, not ordinarily used for simple garages.

The proposed use of the property will impact on the need for parking and turning facility within the property, however there is an existing gated access serving the property

It is noted that other dwellings in Park St already have single parking spaces without turning facility, and this road has only low volumes of traffic, and a 20mph speed limit applies.

Given the above, it would be difficult to refuse the garage proposal on highway grounds, however we do request confirmation as noted above.

A condition requesting a Construction Management Plan demonstrating how construction would be managed with minimal impact on the highway and junction would be requested also please.

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.