

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sarah Brett
Our Ref:	ET/DC/DB/P/2024/0019	Your Ref:	P/2024/0019
Date:	24/04/2024		

TOWN AND COUNTRY PLANNING ACT 1990

MATERION A GADWYD YN ÔL YN DILYN CANIATÂD CAIS AMLINELLLOL P/2018/0634 (MYNEDIAD, YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) – CODI 4 ANNEDD / RESERVED MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION P/2018/0634 (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) – ERECTION OF 4 DWELLINGS

LAND TO THE SIDE OF HAWTHORN AVENUE ACREFAIR WREXHAM
Grid Ref: E 328080.12 N 343263.58

I refer to your consultation / email dated 26/01/2023 in respect of the above.

We note this application refers to 4nr dwellings, contrary to the outline permission for 2nr dwellings.

The 6m wide entrance facilitates an improved entrance swept path, however we do have concerns over the density and available turning head within the site for vehicles such as LWB 3.5t delivery vans. It is unreasonable to allow single driver delivery vans who drive in to deliver parcels to reverse unaided onto Llangollen Rd, which is a busy A road, with other existing entrances opposite

We do have concerns over the duration a refuse wagon parked on Llangollen Rd would take to collect waste from 4 nr properties. The outline proposal for 2 properties would take half the time to collect refuse than a 4 dwelling site.

The shared driveway submitted doesn't meet adoptable standards, so we assume it would remain in private ownership and a Section 278 agreement would be required to form the entrance within highways ownership.

Conclusion

We do have concerns over the lack of turning provision within the site, and the increase from 2 to 4 properties. We would suggest the applicant provides:

1. An amended layout that provides on site turning for a 3.5t LWB van to enter and leave site in a forward gear, and
2. Considers refuse collection in terms of reducing the timescale on Llangollen Rd, or demonstrates that the WCBC bin wagons can utilise the site access. The applicant can coordinate directly with WCBC's Waste Strategy officer on 01978729693 to agree proposals in detail.

Based on the information submitted we are currently unable to support the scheme from a highways perspective.

Should the Council be minded to support the scheme, or future amended proposals, we enclose our Standard Advisory Note below covering practical considerations when working on or adjacent to the public highway.



Chief Officer, Environment & Technical

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.