

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Gwyn Humphreys
Our Ref:	ET/DC/P/2023/0682	Your Ref:	P/2023/0682
Date:	11 December 2023		

TOWN AND COUNTRY PLANNING ACT 1990

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PENRHOS FARM PENRHOS BRYMBO WREXHAM
Grid Ref: E 328690.25 N 353204.11

I refer to your consultation / email dated 10/10/2023 in respect of the above.

The applicant is for a livestock building applied for in retrospect on an existing farm development utilising an existing entrance.

As the entrance is an existing entrance and this building does not appear to create a significant increase in traffic flow or already permitted vehicle sizes, we have no objections on highways grounds, subject to improvements to the entrance detailing as follows:

1. We would recommend the applicant trims the hedge back to the east of the entrance in particular to improve visibility, subject to prior consultation with Wrexham County Borough Council's Ecologist.
2. Ensure the entrance detail is built and maintained to include drainage, avoiding private surface water run off onto the highway: hard paving should be laid a minimum of 5m behind the public highway, reducing the risk of loose debris from spilling onto the road. I note the gates are set back. For any works on or adjacent to the public highway, please refer to the guidance provided in the addendum below.
3. The applicant should consult with Wrexham County Borough Council's Public Rights of Way Officer, Sean Hanratty via sean.hanratty@wrexham.gov.uk regarding safeguarding footpaths.

On behalf of The 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.

Chief Officer, Environment & Technical