

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/DB/P/2024/0073	Your Ref:	P/2024/0073
Date:	19/4/24		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD DEULAWR I'R CEFN, YN CYNNWYS BALCONI, GAREJ DEULAWR CYSYLLTIEDIG A WALIAU A GATIAU MYNEDIAD NEWYDD / TWO STOREY REAR EXTENSION INCLUDING BALCONY, TWO STOREY LINKED GARAGE AND NEW FRONT ENTRANCE WALLS AND GATES

HUDSON HEIGHTS WYNNSTAY LANE MARFORD WREXHAM
Grid Ref: E 336278.46 N 354725

I refer to your consultation / email dated 20/02/2024 in respect of the above.

At present there is insufficient information to be able to undertake a full assessment of the proposals from a highways perspective.

Can the applicant be requested to submit the following:

- Clarification over the documentation included within the historic application P/2011/0875 which included correspondence relating to creation of a verge that provided a visibility splay not only for the proposed site entrance but also for Hudson Hill. Was the proposed plan included within the above Civica file approved and the work included carried out? Can the planning authority advise if this commitment is still relevant to this application. Clearly the hedgerow has been allowed to grow uncontrolled, thereby losing any visibility for users of Hudson Hill entering Wynnstay Lane.
- Visibility Splays of 2m x 25m to the centreline of the carriageway in both directions should be marked up on a proposed layout and implemented as part of the detailed entrance works included within this application.
- If the proposed visibility splay to the west of the entrance encroaches beyond land owned by the applicant, surety of access to this land needs to be proved by the applicant.

It would also be beneficial for the developer to provide the following, although it is considered that these could be secured by condition should the Council be minded to grant the application:

- We enclose Highways Standard Guidance Notes for consideration by the applicant when instigating the works on or adjacent to the highway. The applicant should liaise with the highway authority to gain a Section 184 agreement
- The entrance should be hard paved for the first 5m,
- Any gate should be set back by no less than 5m, and

- There should be no drainage permitted to fall onto the public highway from the proposed drive nor landscaping work.

The parking provision and turning head is considered adequate.



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.