

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/P/2024/0009	Your Ref:	P/2024/0009
Date:	21/3/24		

TOWN AND COUNTRY PLANNING ACT 1990

CODI STORFA GWRTAITH WEDI'I GORCHUDDIO A'R HOLL WAITH CYSYLLTIEDIG / ERECTION OF COVERED MANURE STORE AND ALL ASSOCIATED WORKS

RIDLEY WOOD FARM RIDLEY WOOD WREXHAM

Grid Ref: E 339942.18 N 351791.86

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

The proposed Manure store utilises an existing agricultural entrance gate, and there is no reference to any alterations to the size, location or nature of the entrance.

The Design and Access Statement advises that there is no change to the trip rate as a consequence of this proposal. The gate is set back from the highway, so as not to obstruct the road if left opening out.

The applicant is requested to provide details that demonstrates that in times of extremely inclement weather, the proposed facility includes provision that ensures runoff rainwater will not run onto the public highway. This should include relative levels and if the highway is lower than the proposed development, then drainage should be designed, installed and maintained to avoid run off onto the highway.

The first 5m of the entrance should be hard paved to reduce the potential for mud from vehicle wheels being dropped on the highway.

Conclusion:

Only when the possibility of rainwater drainage onto the highway can be ruled out, and provision of hard surfacing at the entrance confirmed, will highways be able to remove an objection to the proposal.

If concerns are resolved and planning granted, we refer to the following Highways standard advisory notes for the applicant's reference.



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.