

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/P/2024/0117	Your Ref:	P/2027/0117
Date:	21/3/24		

TOWN AND COUNTRY PLANNING ACT 1990

NEWIDIADAU I FYNEDIAD PRESENNOL, ADEILADU LLEFYDD YCHWANEGOL I GEIR A LORÏAU, GOSOD GIÂT DIOGELWCH A BARIAU A GOSOD GIÂT DIOGELWCH A BARIAU NEWYDD I FAES PARCIO PRESENNOL / ALTERATIONS TO EXISTING ACCESS, CONSTRUCTION OF ADDITIONAL CAR AND LORRY SPACES, SITING OF SECURITY GATE AND BARRIERS AND INSTALLATION OF NEW SECURITY GATE AND BARRIER TO EXISTING CAR PARK

ANNYALLA CHICKS UK LTD ABENBURY WAY WREXHAM INDUSTRIAL ESTATE WREXHAM
Grid Ref: E 337486.3 N 350604.05

I refer to your consultation / email dated 01/03/2024 in respect of the above.

As this is an existing compliant entrance and there is no increase in trips proposed we have no objection subject to:

1. Provision of a prestart condition requesting details of a gate management system that demonstrates that a number of staff or visitors arriving simultaneously will not result in queuing vehicles backing up onto Abenbury Way. (This can be as simple as a narrative explaining if there is full time attendance on the barriers to check and open for guests as well as staff).
2. Demonstration that the new car park entrance surfacing doesn't allow any rainwater to drain onto Abenbury Way.
3. The applicant should refer to the Appendix below advising on contact details and procedures for carrying out works on or adjacent to the public highway. This should be referred to when coordinating the pedestrian access improvement works with Wrexham highways roadworks team.

We note that this application creates an additional 3nr spaces



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.