

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2023/0898	Your Ref:	P/2023/0898
Date:	06/02/2024		

TOWN AND COUNTRY PLANNING ACT 1990

GOSOD CIOSG GLANHAU GYDAG AER NEWYDD / INSTALLATION OF A NEW AIR BURST KIOSK

SESSWICK RAW WATER INTAKE WORKS WHITCHURCH ROAD BANGOR ON DEE WREXHAM

Grid Ref: E 338647.49 N 346377.53

I refer to your consultation / email dated 15/01/2023 in respect of the above.

Access

I understand that the main construction access will be via an existing field access off the A525 Whitchurch Road which is a rural, classified road subject to a 60mph speed limit along this section.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing field entrance appears adequate providing splays in excess of the above requirements in both directions measured to the nearside edge of the adjoining highway. **However, I would recommend the applicant provides a suitably scaled plan indicating the existing visibility splays from the proposed access.**

The proposed temporary construction access is approximately 11m wide reducing to around 3.3m wide at 8m behind the adjoin carriageway. The access is paved with hard bound materials.

I would recommend that further details are submitted by the applicant including the size, type, frequency of vehicles visiting the site during the construction period and once operational to determine the suitability of the proposed access.

If the application is supported, it may be considered appropriate for any permission to include the requirement for a **Construction Traffic Management Plan** including provision for contractor parking.

Construction and Traffic Management Plan (including provision for contractor parking)

Please ask the applicant to provide a **Construction Traffic Management Plan (CTMP)** including the following information:-

- Anticipated duration of construction period.
- Anticipated no. of daily construction vehicle movements ie/ HGVs, cars, vans visiting the site.
- Details of maximum number of construction related vehicles likely to be on site at any one time.
- Details of maximum size / length of HGV likely to visit the site including swept path details of such vehicles entering / leaving the site.
- Detailed layout plan indicating number of contractor parking spaces including details of how larger HGVs will turn on site.
- Details of proposed warning signs (ie/ signage schedule) during construction phase on approaches to site and access itself (the applicant may wish to contact the WCBC Traffic Section – Contact Jamie Edge on Tel: 01978 729643 for advice). Proposed signage details will need to be included in a revised CTMP.
- Statement that wheel washing facilities will be available on site and that a road sweeper will be made available to ensure adjoining highway is kept free from debris / mud.
- Statement that no parking or stacking of vehicles (ie/ either staff vehicles, HGVs or Construction vehicles) shall occur on the public highway during the construction works or following completion of the works.
- Proposed improvements to access ie/ width, radii, visibility, surfacing, drainage.
- Plans of proposed Traffic Management Measures (Chapter 8 Requirements).

The above is a basic guide to the typical information that will be required for further consideration. **However, I would recommend that you contact our Traffic Section (contact Jamie Edge) on Tel:01978 729643 to discuss agree a suitable CTMP.** It may be the case that construction movements associated with the development are minimal and only minor traffic management measures are required.

Public Footpaths (PROWs Sesswick nos. 12 & 16)

There would appear to be 2 no. existing Public Footpaths which pass through the development site / proposed access and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

If the application is supported, I would recommend any permission includes the following condition:-

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CONSTRUCTION TRAFFIC MANAGEMENT PLAN

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant:

There would appear to be 2 no. existing Public Footpaths which pass through the development site / proposed access and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

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 ask 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 form 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.

A handwritten signature in blue ink, appearing to read 'K. Jones', is positioned above the title.

Chief Officer, Environment & Technical