

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sarah Brett
Our Ref:	ET/DC/PP/P/2023/0892	Your Ref:	P/2023/0892
Date:	29/01/2024		

TOWN AND COUNTRY PLANNING ACT 1990

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52 CHESTER ROAD GRESFORD WREXHAM

Grid Ref: E 335082 N 354665

I refer to your consultation / email dated 11/01/2023 in respect of the above.

Access

The proposed development site is located on the B5445 Chester Road which is a busy, classified road subject to a 20mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height in accordance with Manual for Streets.

The development site is fronted by an area of hardstanding which can provide parking for up to 2 no. vehicles. Visibility onto Chester Road appears adequate providing splays in excess of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway.

Although the retail unit is located directly opposite the junction with Newtown (unclassified road), this is an existing retail unit which forms part of the existing shopping parade.

Parking & Turning Provision

LPGN 16 requires a maximum of 1 car space per 4m² public floor space. The submitted Design & Access Statement indicates that the net public floor space is 8m². This would equate to the maximum requirement of 2 parking spaces. The submitted layout plan indicates the provision of 2 parking spaces fronting the site.

In reality, I understand that most vehicles park wherever they can get a space along the existing shopping parade.

Although there is limited turning space behind these spaces, some cars will inevitably reverse out onto Chester Road.

I would therefore have no objections to the development on highway grounds.

Supplementary Notes

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

Highways Development Control Standard Advisory Note

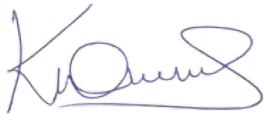
In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect 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