

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Jenni Perkins
Our Ref:	ET/DC/P/2023/0711	Your Ref:	P/2023/0711
Date:	18 December 2023		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD I 2 LLAIN AR GYFER 2 GARAFAN STATIG, 2 GARAFAN SYMUDOL, 2 ADEILAD AMWYNDERAU A THANCIAU SEPTIG (YN OL-WEITHREDOL) / CHANGE OF USE TO 2 NO. PITCHES FOR 2 NO. STATIC CARAVANS, 2 NO. TOURER CARAVANS, 2 NO. AMENITY BUILDINGS AND SEPTIC TANKS (IN RETROSPECT)

LAND OFF MOSS ROAD MOSS WREXHAM LL11 6HA
Grid Ref: E 331045 N 353168

I refer to your consultation / email dated 24/10/2023 in respect of the above.

The existing entrance is inadequate for residential purpose and fully detailed plans for the entrance would need to be submitted for approval, prior to this department being able to remove our objection.

The updated submission should consider and include details of:-

- 1) Visibility splays 2.4m set back and a minimum of 43m each way. Whilst this Classified road may currently be subject to a 20mph speed limit, I have witnessed a considerable proportion of vehicles travelling at 30mph+. A demonstration of legal surety where the splays cross third party land needs to be provided also.
- 2) Pedestrian access to and from the site. We are concerned at the lack of any safe access for pedestrians.
- 3) Entrance to be detailed to Highways standards, with a bound surface for 10m from the kerb side, levelling off for the last 5m, drainage avoiding surface water draining onto the road, and, if there needs to be a gate, this should be set back by a minimum 10m allowing for horse box and vehicle.

Once the details have been approved we would request construction of the same is conditioned and the applicant carried out the work in accordance with the approved plans, and Highways Guidance Notes appended to this memo.



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.