

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Jenni Perkins
Our Ref:	ET/DC/P/2023/0691	Your Ref:	P/2023/0691
Date:	9 November 2023		

TOWN AND COUNTRY PLANNING ACT 1990

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RHONES JOINERY MOLD ROAD GWERSYLLT WREXHAM
Grid Ref: E 331997.65 N 353093.12

We note the application is a change of use of existing B2 Joinery Workshop and D2 Gym covering 480 m².

Parking:

Based on 15m² per space as LPGN16e, this classification would require 32 dedicated car park spaces and 3 cycle space for this building. A layout demonstrating where these spaces are allocated and showing an adequate turning head for an 11.5m bin wagon within the site is required.

Traffic Flow:

We are aware the applicant is simply relocating premises within the same industrial park and aren't aware of any previous issues relating to traffic flow.

Access

Visibility splays are more than adequate, with traffic exiting onto the 20mph Hardwick Drive (adoption in progress) and then onto the 40mph A541 Mold Road.
The A541 north bound is served by a right hand turn lane into Hardwick Drive.

We refer to our standard Highways Guidance Notes below and to the need for drainage preventing the shared private drive rainwater from discharging onto Hardwick Drive.

In this instance this could be catered for with an aco drainage channel connecting into either a soakaway or surface water sewer, across the driveway, possibly at the gate shown in the picture below.



Conclusion

Subject to the above being provided and approved, or conditioned we would have no objections to this application.

Addendum:

Wrexham County Borough Council Highways Development Control Standard Advisory Notes

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;*
- 8. Lowering of kerbs or minor pavement alterations require Section 184 agreement*
- 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.

A handwritten signature in black ink, appearing to read 'A. Bailey', written in a cursive style.

Chief Officer, Environment & Technical

