

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sharon Holman
Our Ref:	ET/DC/P/2023/0602	Your Ref:	P/2023/0602
Date:	13/10/2023		

TOWN AND COUNTRY PLANNING ACT 1990

CAEL GWARED AR RISIAU MEWNOL A'I AILOSOD GYDA GRISIAU HAEARN ALLANOL AC ADDASIADAU MEWNOL / REMOVAL OF INTERNAL STAIRCASE AND REPLACEMENT WITH EXTERNAL IRON STAIRCASE AND INTERNAL ALTERATIONS

16 HIGH STREET JOHNSTOWN WREXHAM
Grid Ref: E 330081 N 346292

I refer to your consultation / email dated 11/10/2023 in respect of the above.

Due to the restricted space available for carrying out the works, and in the interests of maintaining highway safety we ask the applicant is reminded to coordinate with highwayroadworks@wrexham.gov.uk when carrying out the works to agree the following if and when needed to carry out the building works:

1. Skip (license required if on the highway)
2. Use of a parking space for a set down/delivery area
3. Record a dilapidation survey of the adjacent existing carriageway prior to commencement
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.

For larger sites this is commonly referred to as a Construction Traffic Management Plan, but is considered overkill in this instance. It is an offence under the Highways Act 1980 to obstruct the public highway.

Conclusion:

We have no objection to this proposal on the basis that there are no increase in bedrooms and the stairwell is in a rear private yard that still accommodates a single car park, if needed.

Supplementary Notes

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

A handwritten signature in dark ink, appearing to read "A. H. W. Key". The signature is written in a cursive style with a large initial "A" and a prominent "K".

Chief Officer, Environment & Technical