

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2015/0181 **Your Ref:** MP/P/2015/0181
Date: 2nd September 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 379 465 Plas Fron, Porthwgan Lane, Cross Lanes, Wrexham.

Development: Construction of new vehicular access (to allow condition 12 of planning permission P/2006/0826 to be discharged). Planning permission P/2006/0826 refers to change of use of redundant buildings to 4 residential units at Plas Fron.

I refer to your consultation / email dated 25/08/2016 in respect of the above.

In order to construct the new section of highway and carry out the required highway improvements at the above site, the applicant will be required to enter into a s.38 / 278 agreement with the Council.

Access Arrangements Plan Drg. No. PF-AA-500 Rev E

Proposed Footway / Cycleway Link (Porthwgan Rd)

In order to close up the existing access / section of Porthwgan Lane onto the A525, a Traffic Regulation Order for the prohibition of motor vehicles will need to be implemented. I would recommend that you contact our Traffic Section (contact Darren Green on Tel: 01978 729643) to discuss / arrange.

I would recommend that this section of Porthwgan Lane takes the form of a 3m wide shared footway / cycleway. Appropriate barriers will be required at both ends to prevent access by cars / motorcycles. A suitable post and rail boundary fence or hedge setback approximately 2m will be required either side of the barriers to prevent vehicular access.

The proposed footway / cycleway details indicated on the revised layout plan appear acceptable. However, appropriate shared cycleway / end of cycle route signage will be required at both ends of this link.

Highway Layout

The general layout of the new section of highway appears acceptable subject to the submission of detailed s.38 / 278 plans.

Surface Water Drainage

I understand that it is proposed to provide a new headwall and extend the existing 450mm diameter serving the existing culverted watercourse.

Any works to this culvert will require an additional Ordinary Watercourse Consent under Section 23 of The Land Drainage Act from the Flood & Water Management Team. I would recommend that the applicant contacts our Senior Flood Management Officer – Neil Taunt on Tel: 01978 729734.

In terms of providing a suitable surface water drainage system for the new section of highway, I comment as follows:-

I understand that soil infiltration testing has been carried out by the applicant which determined the presence of a high water table in this location. Based on these investigations, the use of soakaways to drain the proposed new section of highway was considered unsuitable.

It is now proposed to drain the new section of highway using standard gullies & catchpits with twin 525mm attenuation drains / hydrobrake providing a discharge rate of 5 L/sec. This system is proposed to discharge into an existing gully / catchpit currently serving the A525 located approximately 40m south of the proposed access on the opposite side of the A525.

Prior to accepting the proposed drainage scheme, the applicant will need to demonstrate that there is sufficient capacity within this system to accept the additional flows without having any adverse effect on the existing highway. I would recommend that the applicant liaises with our Flood Management Officer – Neil Taunt (Tel: 01978 729734) on this matter.

Road and Drainage Construction Details

Drg. No. PF-RC-502 Rev B

Notes

Could you please include the following notes on a revised layout plan:-

All works shall be constructed to adoptable standards in accordance with WCBC Standard Details.

All foundation design / materials testing shall be carried out in accordance with WCBC Residential Roads & Footpaths – Appendix D Minimum Construction Specification (copy attached). All test results / certificates shall be submitted to WCBC for further approval.

Appropriate longitudinal sections / cross sections of the new alignment including drainage details will be required.

Specific proposed road and drainage construction details can be provided as part of the required s.38 / 278 submission.

Note to Applicant

No works in the highway can commence until the applicant has entered into a s.38 / 278 agreement with the Council.

Peter Outhwaite

m Service Manager Environment