

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/0395 **Your Ref:** KH/P/2016/0395
Date: 23rd May 2016

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 324 501 Site of Ambulance Depot and Highways Depot, Ruthin Road, Wrexham.

Development:

Application For Approval of Details Reserved By Conditions Imposed Under Planning Permission P/2015/0533:

Condition 6 - Scheme to Deal wit potential contamination

Condition 7 – Verification Report (Environmental Assessment Report)

Condition 9 – Noise Impact Assesment

Condition 10 – Geotechnical Assessment

Condition 11 – Scheme to deal with the Comprehensive and Integrated Drainage (Proposed Drainage, Storage & Separator, Manhole Schedules)

Condition 16 – Scheme Detailing Construction.

I refer to your consultation dated 18/05/2016 in respect of the above.

My comments in respect of Condition 16 are as follows:-

Highway Works – Pavement Composition

Drg. No. CL(94)05 Rev P1

The submitted layout plan indicates a different layout for the proposed shared footway / cycleway at the southern end of the site and different parking arrangement compared with the previously submitted layout plan (Drg. No. 0839NES-108) submitted with application ref: P/2016/0386 (Non- Material Amendment).

Could you please ask the applicant to clarify why the submitted plans differ.

WCBC are currently looking at designing / constructing an improved footway / cycleway link through the hospital car park to tie into the existing Morrisons footway / cycleway link. I would recommend that the proposed tie-in shown on the submitted plan is put on hold until the final alignment has been agreed. I will advise of final design as soon as it is available.

Adequate forward visibility between pedestrians using the pedestrian crossing and vehicles entering the access road off the roundabout at the northern end of the site will need to be provided maintained ie/ a forward visibility splay providing a stopping site distance of 25m (20mph). I would recommend that all landscaping in this area is maintained at a maximum height of 600mm in the interests of highway safety.

Highway Works – Proposed Levels**Drg. No. CL(94)04 Rev P1**

The shared cycleway / footway access directly off Ruthin Road at the south western corner of the site only appears to be approximately 2m wide alongside the gabion retaining wall. I would recommend that this link is increased to a minimum width of 3m.

No suitable staggered pedestrian barriers have been indicated across this link.

Highway Works – Site Clearance**Drg. No. CL(94)03 Rev P1**

Note stating existing Wig Wag Signals to be taken down needs to include “and associated equipment”.

Could you please ask the applicant to amend this detail on a revised layout plan.

Highway Works – General Arrangement**Drg. No. CL(94)02 Rev P1**

The shared cycleway / footway access directly off Ruthin Road at the south western corner of the site only appears to be approximately 2m wide alongside the gabion retaining wall. I would recommend that this link is increased to a minimum width of 3m.

Could you please ask the applicant to amend this detail on a revised layout plan.

WCBC are currently looking at designing / constructing an improved footway / cycleway link through the hospital car park to tie into the existing Morrisons footway / cycleway link. I would recommend that the proposed tie-in shown on the submitted plan is put on hold until the final alignment has been agreed. I will advise of final design as soon as it is available.

Adequate forward visibility between pedestrians using the pedestrian crossing and vehicles entering the access road off the roundabout at the northern end of the site will need to be provided maintained ie/ a forward visibility splay providing a stopping site distance of 25m (20mph). I would recommend that all landscaping in this area is maintained at a maximum height of 600mm in the interests of highway safety.

Drainage – Manhole Schedules**Drg. No. 8344 / D / 404 Rev T2**

Any submitted surface water drainage proposals / details at the site will be assessed by our Senior Flood Management Officer – Neil Taunt.

Drainage – Storage & Separator**Drg. No. 8344 / D / 403 Rev T2**

Any submitted surface water drainage proposals / details at the site will be assessed by our Senior Flood Management Officer – Neil Taunt.

Drainage – Proposed Drainage**Drg. No. 8344 / D / 102 Rev T2**

Any submitted surface water drainage proposals / details at the site will be assessed by our Senior Flood Management Officer – Neil Taunt.

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved cycleway / footway link off Ruthin Road to intercept any such run off prior to first use of the development.

Could you please ask the applicant to amend this detail on a revised layout plan.

Highway Works – Risk Management

Drg. No. CL(94)08 Rev P1

Details appear satisfactory.

Same comments as above in respect of footway / cycleway links at north / south ends of site.

Highway Works – Construction Details

Drg. No. CL(94)07 Rev P1

Details appear satisfactory.

However, a revised plan Drg. No. CL(94)07 Rev P2 has already been received with the previous s.38 / 278 submission (email from Cameron Rose dated 13/04/2016)

Highway Works – Road Signs and Markings

Drg. No. CL(94)06 Rev P1

Details appear satisfactory.

Same comments as above in respect of footway / cycleway links at north / south ends of site.

I await the requested information.

Notes to Applicant

- *Any proposed highway works should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s. 278 of the Highways Act 1980.*

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works.

The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out

Supplementary Notes

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

peter Oortwante

Service Manager Environment