

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/MM/P/2021/0387	FAO:	Mared Rees-Jones
		Your Ref:	P/2021/0387
Date:	11 th June 2021		

Land at Home Farm, Gresford Road, Llay, Wrexham, LL12 0NW
Discharge of conditions 16 (highway works), 17 (pedestrian crossing) and 18 (safety audit) of planning permission P/2020/0623

Further to your consultation dated 26/04/2021 I comment as follows:-

The conditions under consideration for discharge are:

16. No development shall commence until a scheme detailing the layout, design, drainage, lighting and construction of all highway works associated with the Straight Mile including left turn only access and associated signing and extension to the left turn lane at Crossroads junction has been submitted to the Local Planning Authority. The scheme shall be approved and fully implemented prior to the first use of the development.

17. No development shall take place until details of a pedestrian crossing on Gresford Road have been submitted to the Local Planning Authority. The scheme shall be approved and fully implemented prior to the first use of the development.

18. No development shall commence until a Stage 2 Independent Safety Audit has been submitted for the proposed scheme to the Local Planning Authority. The Stage 2 Independent Safety Audit shall be approved and a Stage 3 Independent Safety Audit shall be submitted for approval post construction.

Straight Mile Junctions

This is subject to a Section 278 technical check that is currently being carried out. Plans covering the following areas have been submitted, but are as yet still remain to be approved.

Layout The General Arrangement drawing provides details of the proposed left only turn and extension to the left turn lane for the Crown Crossroads. Details of the proposed road markings are also provided.

Drainage

Details of proposed road gullies have been provided.

Lighting

A lighting report has been provided. The submission notes that Straight Mile has recently been lit as part of a housing development. A lighting scheme is to be provided for the new footway proposed on Straight Mile. The lighting on Gresford Road is to be brought up to standard.

Construction Details of the proposed paving and kerbing has been provided.

Pedestrian Crossing on Gresford Road

The General Arrangement drawing submitted includes detail of a zebra crossing on Gresford Road. The scheme also includes a staggered pedestrian guardrail on the pathway leading into the development site.

Stage 2 Independent Safety Audit

A Stage 2 Road Safety Audit, conducted by an independent, qualified auditor has been submitted. The audit report notes that for the Straight Mile left turn lane, details for the existing southside signage and speed limit roundel relocation have not been provided for review.

A number of recommendations for design alterations and further assessment have been made. These should be incorporated into the scheme design where appropriate.

Conclusion

Condition 16 and 17: These plans are currently undergoing a technical review as part of the Section 278 check and as such this condition should not be discharged at the current time.

Condition 18: A satisfactory Stage 2 Road Safety Audit has been submitted. However, the scheme designers must now respond to the Audit and incorporate the findings into the final S278 scheme as appropriate. This condition should not be discharged at the current time until the technical approval is available.

Please also note that Condition 18 cannot be fully discharged until the works are complete and on the ground as the Stage 3 Safety Audit is completed after construction and before the works are fully open to traffic. The Stage 2 Safety Audit will form part of the S278 Technical checks.

A handwritten signature in black ink, appearing to be 'R. Khan', is written on a light blue background.

Chief Officer, Environment & Technical