

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Simon Greenland
Our Ref:	ET/DC/P/2021/0811	Your Ref:	SG/P/2021/0811
Date:	24 th June 2021		

TOWN AND COUNTRY PLANNING ACT 1990

CODI SIOP FFERM A CHAFFI ATEGOL NEWYDD GYDA MYNEDIAD CYSTLLTIEDIG, PARCIO CEIR A THIRLUNIWO / ERECTION OF NEW FARM SHOP AND ANCILLARY CAFE WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING LAND NORTH OF STRAIGHT MILE LLAY WREXHAM LL12 0PA

Grid Ref: E 333680 N 356560

Further to your email / consultation dated 15/12/2020 in respect of the above, I comment as follows:-

Access

The proposed development is located on the B5102 Straight Mile which is a classified road subject to a 50mph speed limit. However, I understand that the current speed limit will be reduced to 40mph along this section of the Straight Mile shortly.

Based on typical speeds of 40mph, any proposed / existing access along this section would normally require visibility splays of 2.4 x 120m in both directions in accordance with TAN 18. The received '**Proposed Site Plan, 2026 D 03 rev B**' details the visibility splays required based on the 40mph TRO which will be imposed.

Any proposed access to the site would require a suitably designed access based on the maximum size of vehicle likely to visit the site. We request the applicant provide details of the delivery facilities/vehicles and the associated turning movements, we request the applicant to provide an updated plan with the Autotrack movements.

Appropriate dropped crossing points / tactile paving would be required across such an access, these although noted on the received plans, we request the applicant issues updated plans to clearly show these dropped crossings.

I would recommend the construction of a 2.0m wide footway along the entire site frontage. The proposed footway/ access shall incorporate appropriate dropped crossing points including tactile paving. This detail has not been indicated on the submitted layout plan. Any proposed dropped crossing points will need to be located just inside the kerb radii (at the narrowest point) to assist pedestrian movements. This detail will need to be indicated on a revised layout plan. The limit of adoption will need to extend to just behind these crossing points. Such a footway would be adopted by the Highway Authority and would be taken as the limit of adoption. The applicant would need to enter into a s.38 / 278 agreement in order to construct the footway and first section of proposed access.

Street Lighting

I would therefore recommend that the applicant liaises with our Street Lighting Section – contact: Paul Rogers on Tel: 01978 729673

Parking and Turning Provision

Parking for the proposed development will need to comply with LPGN 16 requirements. We are satisfied the plans are in accordance with our local planning guidance.

Construction Traffic Management Plan

I would recommend a suitable condition requiring the submission / approval of a Construction Traffic Management Plan including provisions for contractor parking prior to commencement. I would recommend that the applicant liaises with our Traffic Section (contact: Tel: 01978 729643) on this matter.

Waste Collection / Recycling

It is important that any proposed bin store / compound/ is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development, we would recommend that you consult with our Waste Strategy Officer – Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection.

We await the requested information.

Conclusion

Based on the additional information/plans submitted to support the application, we recommend that any permission include the following conditions:

CONDITIONS

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R 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 access to intercept any such run off prior to first use of the development.

NONSTD SERVICE DELIVERY MANAGEMENT PLAN

026R No development shall take place until a Service and Delivery Management Plan (SDMP) to include (but not limited to) the details of frequency of deliveries, type of delivery vehicles to be used, management of car parking to facilitate delivery vehicles has been submitted to and approved in writing by the local planning authority.

ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

ZJ10 ACCESS APPROVED AS PART OF APPLICATION

039R Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plan no. **Proposed Site Plan, 2026 D 03 rev B'**. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.

E05NA

ZJ35 NEW 2.0 METRE FOOTWAY

050R Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

- ZJ13** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
026R Prior to first use of the development hereby approved the vehicular
E05NA access shall provide visibility splays of 2.4 metres x 120 metres in both
 directions measured to the nearside edge of the adjoining highway.
 Within these splays there shall be no obstruction in excess of 1 metre in
 height above the level of the nearside edge of the adjoining
 carriageway. The splays shall thereafter be permanently retained clear
 of any such obstruction to visibility.
- ZJ09A** **NO GATES WITHIN 10 METRES**
033R There shall be no gates or other means of enclosure across the
 vehicular access point within 10 metres of the highway boundary.

Note to applicant

Any proposed passing places 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.38 / 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, 3, 4 & 5 of the supplementary notes.

A handwritten signature in dark ink, appearing to be 'R. Owen' or similar, written in a cursive style.

Chief Officer, Environment & Technical