

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0389 **Your Ref:** MRJ/P/2020/0389
Date: 21st June 2021

TOWN AND COUNTRY PLANNING ACT, 1990

UNEDAU MASNACHOL / DIWYDIANNOL AR GYFER DEFNYDD B1 A B8 A MYNEDIAD NEWYDD I GERBYDAU / COMMERCIAL / INDUSTRIAL UNITS FOR B1 AND B8 USE AND NEW VEHICULAR ACCESS LAND AT GUTTER HILL JOHNSTOWN WREXHAM

I refer to your latest consultation dated 25/05/2021 in respect of the above and the revised plan **19045-P-04 Rev G**, we advise that we have the following comments;

The latest submitted plans comply with our recommendations as per our previous correspondence P/2020/0389 (08/09/2020) and the subsequent response from DPA consultants (30/10/2020) detailing

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.

Conclusion

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

CONDITIONS

NONSTD 026R SERVICE DELIVERY MANAGEMENT PLAN

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**
026R
CONSTRUCTION TRAFFIC MANAGEMENT PLAN
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**
039R
E05NA
ACCESS APPROVED AS PART OF APPLICATION
Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plan no. **19045-P-04 Rev G**. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.
- ZJ35**
050R
NEW 2.0 METRE FOOTWAY
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**
026R
E05NA
VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 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**
033R
NO GATES WITHIN 10 METRES
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.



Chief Officer, Environment & Technical