

MEMORANDUM



From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0263 **Your Ref:** BB/P/2021/0263
Date: 19th May 2021

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

Location: O. S Grid Ref: 507 341 Ty Nos, Holt Road, Wrexham.

Development: Demolition of existing buildings and erection of 19 no. apartments with ancillary office space.

I refer to your consultation / email dated 19/05/2021 in respect of the above.

Access

The development site is located on Holt Road which is a busy, classified road subject to a 30mph speed limit.

Any proposed / existing access along this section would normally require visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

It would appear that the existing access is to be retained subject to modifications to serve the proposed development site. Visibility from the existing / proposed access is adequate providing splays in excess of the above requirements.

I would recommend that the proposed access is widened to a minimum of 4.8m. Consideration of the proximity of any proposed access in respect of the existing signalised crossing facility must be given. The submitted layout plan (Drg. No. C1039 003 Rev H) indicates widening of the existing access to 5.2m at the limit of adoption then a reduction in width to 4.8m which is considered acceptable.

I previously suggested that a rumble strip is installed just inside the access (private) as the access road will take the form of a shared surface. This has been indicated on submitted layout plan (Drg. No. 20269/403 Rev A). The internal estate roads, footways, parking areas will need to be managed in perpetuity by a private management company (**a suitable planning condition will be required**).

Improvements to the existing access (in the existing adopted highway) eg/ kerbing, tactiles, re-surfacing, drainage will require a s.278 agreement. **The submitted details are considered acceptable in principle subject to the required s.278 submission.**

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required across the proposed access to intercept private surface water run-off where the access gradient falls towards the adopted highway.

Parking and Turning Provision

Parking for the proposed development will need to comply with LPGN 16 requirements. The submitted layout plan indicates the provision of 20 spaces which is considered adequate given the nature of the development and the sustainable location of the site.

In terms of turning provision, I comment as follows:-

The submitted swept path details indicated on the submitted plans (Drg. Nos. 20269/401 Rev B & 20269/402 Rev A) are considered acceptable.

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.

I would strongly 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.

Construction Traffic Management Plan -CTMP (including provision for contractor parking)

I would recommend that a Construction Traffic Management Plan is submitted / approved prior to commencement of works.

Surface Water Drainage

I would recommend that the applicant liaises with our SABs Section on this matter (contact tel no:- 01978 729735).

I have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41

026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) Nos. @@@

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 SUBMISSION OF FURTHER DETAILS

026R No part of the development shall commence until a scheme detailing the construction of
E06N the following has been submitted to and approved in writing by the Local Planning
E07N Authority: ***delete as appt ****

- 1) *Detailed layout, design, drainage, surfacing and construction of the proposed new access including tactile crossing points*

The scheme as is approved shall be fully implemented prior to first use of the development.

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.

Note to applicant

The proposed access 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.



Chief Officer Environment & Technical