

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0782 **Your Ref:** MRJ/P/2020/0782
Date: 10th March 2021

TOWN AND COUNTRY PLANNING ACT 1990

DYMCHWEL UNED ADWERTHU AC ETHOLIAD 5 RHIF. TALIADAU PRESWYL / DEMOLITION OF RETAIL UNIT AND ERECTION OF 5 NO. RESIDENTIAL APARTMENTS CO OP SHONES LANE LLAY WREXHAM

Grid Ref: E 333330 N 355353

I refer to your latest consultation dated 03/03/2021 in respect of the above and the received drawing P134/005 Rev_C.

The proposed development CO OP, Shones Lane, Llay is an adopted road and subject to a 30mph speed limit. The visibility splay required would be 2.4m x 43m, measured in both directions to the nearside edge as per Manual for Streets. The actual speed measured with a speed survey was 25mph, Manual for Streets specify a stopping distance of 33m visibility splay in both directions. P134/005 Rev_C details the visibility splays of 2.4 x 26m (E) and 2.4 x 25m (W). This is below the standards required.

In this instance we accept the shortfall in visibility due to the reduction from its previous use in pedestrian/traffic movements generated and the ability to exit the site in a forwards movement. The proposal for the residential apartments with the associated parking and on site turning movements provides betterment compared to the current retail use,

Highways do not have any further comments and would approve the proposals.

Waste Disposal / Recycling / Deliveries

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 ie/ in close proximity to the adjoining highway.

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.

Construction Traffic Management Plan (including details of contractor parking)

If the application is supported, in order to construct the proposed scheme the applicant will need to submit a Construction Traffic Management Plan including details of contractor parking for further approval. This will be included as a planning condition.

Conditions

ZJ07 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ09 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ13 DROPPED KERB VEHICULAR CROSSING

026R The vehicular access hereby approved shall take the form of a dropped
E05NA kerb vehicular crossing. Further details to be issued in the form of a plan for the reinstatement of the centralized access and kerbing. This would be subject to a S184 agreement.

ZJ15 VISIBILITY SPLAYS

038R Within these splays as per P134/005 Rev_C there shall be no obstruction/vegetation in excess of 1.05 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.

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.

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.

Supplementary Notes

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



Chief Officer, Environment & Technical