

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0516 **Your Ref:** MRJ/P/2020/0516
Date: 30th October 2020

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

Location: O. S Grid Ref: 347 545 Recreational Ground off High Street, Gresford, Wrexham.
Development: Gas Governor Regulator Kiosk and Telemetry Kiosk with 2.4 m High Street Fencing around Perimeter.

I refer to your consultation dated 20/10/2020 in respect of the above.

Access

The proposed development site is located off the B5445 Chester Road which is a classified road subject to a 30mph speed limit.

Any existing / proposed access in this location would normally be required to provide visibility splays of 2.4m x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

This section of Chester Road is fronted by a significant number of mature trees which may well impede visibility from the proposed access. I would recommend that the applicant provides a suitably scaled revised layout plan indicating the full extent of the proposed splays.

The proposed construction access is in close proximity to the existing petrol station access and has the potential for conflict.

Any temporary access in this location would require s.184 consent to lower the kerb which would require reinstatement once the works are completed.

Parking & Turning Provision

No details appear to have been submitted which identify the number of proposed contractor parking spaces including turning areas for larger vehicles (size unknown). This detail needs to be demonstrated on a suitably scaled layout plan.

Construction and Traffic Management Plan (including provision for contractor parking)

Please ask the applicant to provide a draft **Construction Traffic Management Plan** including the following information:-

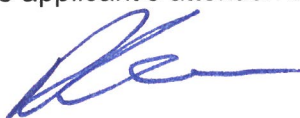
- Detailed plan of the proposed site including temporary access arrangements / dimensions and proposed visibility splays along Chester Road.
- Anticipated no. of daily construction vehicle movements ie/ HGVs, cars, vans visiting the site.
- Details of maximum number of construction related vehicles likely to be on site at any one time.
- Details of maximum size / length of HGV likely to visit the site including swept path details of such vehicles entering / leaving the site.
- Detailed layout plan indicating number of contractor parking spaces including details of how larger HGVs will turn on site.
- Details of proposed warning signs (ie/ signage schedule) during construction phase on approaches to site and access itself (the applicant may wish to contact the WCBC Streetworks Section – Contact Darren Green on Tel: 01978 729643 for advice). Proposed signage details will need to be included in a CTMP.
- Statement that wheel washing facilities will be available on site and that a road sweeper will be made available to ensure adjoining highway is kept free from debris / mud.
- Statement that no parking or stacking of vehicles (ie/ either staff vehicles, HGVs or Construction vehicles) shall occur on the public highway during the construction works or following completion of the works.

If adequate visibility cannot be provided from the proposed access onto Chester Road then our Traffic Section would normally require appropriate traffic management. However, our Traffic Section have advised that they would not permit the use of traffic lights for the required 10 week construction period in this location. I would suggest that the applicant contacts our Traffic Section to discuss the proposed development.

I await the requested information.

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