

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: P/2019/0525 **Your Ref:** P/2019/0525
Date: 3 November 2020

Town and Country Planning Act 1990
Section 78 Appeal at: , LAND AT HOME FARM, GRESFORD ROAD, LLAY, WREXHAM

CONDITIONS REQUIRED FOR PLANNING APPLICATION P/2019/0525

HIGHWAY

No part of the development shall commence until a detailed highway scheme for the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) *Detailed layout, design, drainage, lighting and construction of all highway works associated with the Straight Mile including left-turn only access and associated signing and the extension to left turn lane at Crossroads junction*
- 2) *Cross Roads Junction Assessment Mitigation measures to be revised to include:*
 - *Extend the flare length on Straight Mile from 7.0 pcu to 10.4 pcu (i.e. From around 40m to 60m); and*
 - *Amend the order that the stages are called within each cycle to minimise lost intergreen time, saving 6s per cycle (when Chapel Lane is not called)*
- 3) *Detailed layout, design, drainage, lighting and construction of zebra crossing on Gresford Road*
- 4) *Details of a new bus stop, hard standing on Gresford Road including raised bus stop kerbs, yellow bus stop box marking and on street signs (note Welsh over English)*

- 5) *Pavement details on the northeastern extents of Gresford Road to be approved*
- 6) *Detailed layout, design, drainage, lighting and construction of the main access and 2m footway with dropped crossing points along Gresford Road, east of proposed Aldi access*
- 7) *Detailed layout, design and construction of dropped crossing points at Llay Road and the Straight Mile*
- 8) *Details of proposed Keep Clear road markings (note Welsh over English) along the B5373 Gresford Road and the B5102 Llay Road*
- 9) *Details of the proposed Advanced direction signs (Including details of all sign and sign locations and post foundations on the public highway)*

SAFETY AUDITS

- 10) *No part of the development shall commence until a Stage 2 – Independent Safety Audit has been submitted for the proposed scheme and approved in writing by the Local Planning Authority. It will be the responsibility of the applicant to address any safety concerns and implement the required mitigation prior to construction.*
- 11) *A Stage 3 Independent Safety Audit shall be submitted for approval post construction. It will be the responsibility of the applicant to address any safety concerns, and implement the required mitigation that may arise from the Stage 3 RSA.*
- 12) *CV's of the Road Safety Team undertaking the stage 2 and stage 3 Audits and the Audit brief must be provided and approval by the Highway Authority in advance of the Safety Audits being completed.*
- 13) *It is the responsibility of the applicant / agent to provide a Designer's response to all road safety audits undertaken and to submit these to Wrexham Council Highways for approval.*

OTHER

- 14) *Condition in relation S278 in place for all works on highway*
- 15) *Condition in relation to S38 in place for internal layout works to be adopted*
- 16) *Condition in place for delivery times (outside of store opening times)*
- 17) *Continued maintenance of vegetation on Gresford Road to ensure visibility for pedestrians is maintained*

- 18) *Intervisibility of pedestrians and vehicles to be maintained at the Straight Mile site access*
- 19) *Visibility of the internal footway link from Gresford Road to be maintained*

A handwritten signature in black ink, appearing to be 'R. H.', is positioned above the title.

Chief Officer, Environment & Technical