

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0523	Your Ref:	KH/P/2017/0523
Date:	4 th July 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 323 506 Briary Close, Croesnewydd Road, Wrexham.

Development: Application for approval of reserved matters pursuant to outline planning permission P/2016/0023 - Appearance, Landscaping, Scale (Erection of 9 no. two-storey dwellings and construction of new access).

I refer to your consultation dated 28/06/2017 in respect of the above.

Condition 4 *Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) no. 13.5424/1 Rev D.*

Submitted layout plan Drg. No. 13.5424/2 Rev E - The 2 no. parking spaces allocated to plot no. 1 require a minimum 6m clearance behind for maneuverability (only 4.5m width road width provided). I would recommend that the proposed grassed area on the radius of the turning head behind these spaces is surfaced with hard bound materials and finished flush with the road. **I await revised details.**

Condition 5 *Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 x 56 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 highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.*

The proposed visibility splays indicated on the submitted layout plan Drg. No. 13.5424/2 Rev E appear acceptable.

Condition 6 *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.*

Aco drains have been indicated on the submitted layout plan Drg. No. 13.5424/2 Rev E . These shall be installed in private land at the back of the footway.

Condition 7 *No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:*

- a) Detailed layout, design, lighting, drainage and construction of the proposed new footway / access / layby.*
- b) Signage Detail*
- c) Extension to existing refuge island.*

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

- a) The proposed highway works 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.

The applicant will need to contact our Street Lighting Section (contact Paul Rogers on Tel: 01978 729673) to discuss their requirements and any modifications / upgrade to the existing street lighting.

I await the relevant s.278 plans and construction details for approval.

- b) The proposed signage ("no entry" and "no right turn") will require a Traffic Regulation Order which will need to be funded by the applicant. I would recommend that the applicant liaises with our Traffic Engineer – Darren Green on Tel: 01978 729643 to discuss / arrange. These signs will need to be located to the back of the adopted footway in a position that will not interfere with vehicular movements.

Given the existing parking issues relating to the nearby hospital, the proposed layby arrangement may experience some indiscriminate parking issues. I would recommend that the applicant liaises with our Traffic Engineer – Darren Green on Tel: 01978 729643 to discuss the possibility of a Traffic Regulation Order within the layby. Any proposed TRO would need to be funded by the developer.

Please ask the applicant to confirm that the above details have been agreed and initiated with our Traffic Section.

- c) The proposed extension to the existing refuge island can be included within the required s.278 works.

I await the relevant s.278 plans and construction details for approval.

Condition 8 *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.*

Croesnewydd Road is a busy classified road subject to a 30mph speed limit. The development site is located in close proximity to the junction / access serving the Betsi Cadwaladr Hospital which includes a right hand turning lane and pedestrian refuge island fronting the proposed development site.

In order to minimize any conflict of vehicle / pedestrian movements in this location from the proposed development site during the construction phase, I would recommend the following:-

The proposed in / out layby access arrangement shall be constructed prior to the commencement of any other construction works (ie/ dwellings) on the site in order to serve as a temporary construction access during the construction phase. These works shall also include the extension of the existing refuge island and any required signage (ie/ no entry & no right turn).

In order to carry out these works, the developer will need to enter into an agreement with the Council under s.278 of the Highways Act 1980. A statement to this effect shall be included in a revised CTMP.

I would recommend that an amended "Temporary Construction Access Arrangement Plan" is submitted and included within a revised CTMP. Details of an appropriate parking area for contractor vehicles and turning area for delivery vehicles within the curtilage of the site shall be included.

Any required Traffic Management Arrangements required during the construction phase shall be discussed / agreed with the WCBC Traffic / Streetworks Section. The developer shall contact either Dave Hesketh (Tel: 01978 729644) or Darren Green (Tel: 01978 729643) to discuss. A statement to this effect shall be included in a revised CTMP.

Please ask the applicant to submit a revised CTMP including the above detail.

Supplementary Notes

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

Peter Dorthwaite

Service Manager Environment