

Cerys Jones

From: Matthew Phillips
Sent: 02 May 2017 11:56
To: planning_admin
Subject: FW: P/2006/0826 Condition 12 - Construction of new vehicle access at Plas Fron, Porthwgan Lane, Cross Lanes, Wrexham
Attachments: Drg PF-LP-501 Rev B Location Plan Passing Places.pdf

Please add email as Highways response to [P/2015/0181](#)

From: Phil Palmer
Sent: 26 April 2017 16:24
To: Matthew Phillips
Subject: RE: P/2006/0826 Condition 12 - Construction of new vehicle access at Plas Fron, Porthwgan Lane, Cross Lanes, Wrexham

Matthew

Suggested conditions as discussed:-

ZJ15A 038R	VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE) <u>EMPTY SPLAY</u> Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
NONSTD 038R	FORWARD VISIBILITY Prior to first use of the development hereby approved the new highway access onto the A525 serving the proposed development shall provide adequate forward visibility providing a stopping sight distance of 120m for vehicles approaching the proposed access from the north west along the A525.
ZJ41 026R	GENERAL LAYOUT Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. PF-AA-500 Rev G and PF-LP-501 Rev B
NONSTD 026R	s.106 PAYMENT The developer shall fund a Traffic Regulation Order for the prohibition of motor vehicles along the first section of Porthwgan Lane. This scheme shall be implemented upon the completion / opening of the new access road, passing places and turning head.

They still need to submit a full s.38 / 278 package for approval and enter into a s.38 / 278 agreement.

Passing Place / turning head plan attached.

Regards, Phil

From: Matthew Phillips
Sent: 26 April 2017 13:37
To: Phil Palmer
Subject: RE: P/2006/0826 Condition 12 - Construction of new vehicle access at Plas Fron, Porthwgan Lane, Cross Lanes, Wrexham

Thanks Phil. Can finally put this one to bed now. Can you just let me have a list of conditions – in particular visibility splays?

From: Phil Palmer
Sent: 26 April 2017 10:00
To: Matthew Phillips
Subject: RE: P/2006/0826 Condition 12 - Construction of new vehicle access at Plas Fron, Porthwgan Lane, Cross Lanes, Wrexham

Matthew

My response attached.

Phil

From: Matthew Phillips
Sent: 18 April 2017 15:33
To: Phil Palmer
Subject: FW: P/2006/0826 Condition 12 - Construction of new vehicle access at Plas Fron, Porthwgan Lane, Cross Lanes, Wrexham

Phil,

Could I have a response to P/2015/0181 based on these plans?

From: Andrew Gough [<mailto:andrew@awgough.co.uk>]
Sent: 18 April 2017 11:32
To: Phil Palmer
Cc: Charles Lawson; Matthew Phillips
Subject: P/2006/0826 Condition 12 - Construction of new vehicle access at Plas Fron, Porthwgan Lane, Cross Lanes, Wrexham

Morning Phil

As previously discussed with Andy please find attached our revised layout along with the relevant calculations indicating the highway drainage outfall arrangements now discharging to the existing highway system within the A525 with only a 5l/s maximum discharge.

You will note we have shown the drainage discharging to the existing catch pit approximately 40.0m south of the proposed access. This then further outfalls to the existing river to the south east. From inspections this is the most positive drainage outfall available.

I hope this now allows you to discharge condition 12, however should you have any queries please do not hesitate to contact us.

Kind Regards

Ian Pitchford

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