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FAO: Robert Smith

ENV/PP/DC-1016
10th August 2015
Mr P Palmer
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Dear Sir,

Re: Proposed residential development @ Bryn y Groes, Chester Road, Gresford, Wrexham.
S.38 / 278 Agreement

Further to your email dated 29/07/2015 and submission of your scheme for the above development I write to request further relevant information and amendments to enable us to progress the Section 38 / 278 agreement:-

Highway Layout Drg. No. JO1212 / A1/ 015 Rev A

Undercroft Access to Central Parking Area under Plot 38

- I would recommend that the proposed shared access is a minimum width of 4.8m. No footway would be required in this location. However, if the layout cannot be changed how will 2 vehicles pass simultaneously?

Driveway Dimensions

- Note 13 relating to driveway dimensions is incorrect. Please delete this note.

Emergency Access

- Could you please widen the proposed emergency access to at least 3.7m in accordance with Manual for Streets. Could you please indicate the above detail on a revised layout plan.

Cross Sections

- No longitudinal sections of the proposed carriageways & footway / cycleways have been submitted.

Please provide suitable longitudinal sections for further approval.

Turning Head serving plot nos. 41 - 44

- See attached details

I would recommend that the proposed turning head is improved to provide a turning head that can accommodate the movements of medium sized delivery vehicle. I assume cars will be parked on the driveway fronting the double garage (requiring a driveway depth of 5.5m – not shown) which would not leave adequate turning space for delivery vehicles. Please provide a turning head in this location which complies with the attached detail.

Turning Head Provision

- Condition 17 / 1 (Planning Ref: P/2014/0671) – requires a suitable turning head to be constructed to serve the development site prior to occupation.

I understand that you are only intending to construct the first nine dwellings on the site ie/ plots 1 – 3 & plots 49 – 54. These plots will need to be provided with a suitable turning head (constructed to adoptable standards) which can facilitate the turning of delivery vehicles and an 11.18m refuse vehicle. Please provide appropriate swept path details of such vehicles.

Could you please indicate the provision of such a facility on a revised layout plan for further approval.

Proposed Surface Water Drainage System Drg. No. JO1212 / A1/ 03 Rev C

- I assume that you wish to offer all gullies and associated connections for adoption (part of proposed surface water drainage system) with all manholes being adopted by Welsh Water under a s.104 agreement. However, there would not appear to be any proposed gullies draining the proposed estate road in close proximity to the junction with Chester Road. Could you please include additional gullies in this location.

Please note that the Council will not adopt the proposed site until the required s.104 agreement has been signed. I understand that s.104 approval has already been granted by Welsh Water. Could you please provide confirmation from Welsh Water (ie/ copy letter) for further approval.

- The proposed drainage details indicated on Drg. No. JO1212 / A1/ 03 Rev C differ from those details shown on Drg. No. JO1212 / A1/ 015 Rev A and the plot layouts are different. Could you please indicate the proposed drainage details on the current / proposed layout plan.

Swept Path Analysis Drg. No. JO1212 / A1 / 016

- Could you please provide swept path analysis details of an 11.18m refuse wagon negotiating the bend outside plot no. 8 (in both directions) and the turning head o/s plot no. 19

Could you please provide swept path analysis details of a fire tender (8.7m long) entering and exiting the proposed emergency access onto the Old Wrexham Road to the north and to the south.

- The swept paths indicated for the refuse vehicle entering Road 2 and the fire tender exiting the emergency access appear to be impeded by the proposed trees planted along the middle of Road 2. Could you please amend the proposed tree locations to allow clear passage by both vehicles.

Could you please indicate the above details on a revised layout plan.

Road Construction Details (Sheet 1 of 2) Drg. No. JO1212 / A1 / 003 Rev B

Standard Kerbing Detail

- Please replace with WCBC Standard Detail (see attached).

Stepped Tie-In Detail with Existing Road(s)

- Details appear satisfactory.

Carriageway Construction

- Carriageway – Binder & Base course descriptions are incorrect. Please amend.

Carriageway Construction at Block Paving Areas

- Details appear satisfactory.

Tactile Crossing Points

- Details appear satisfactory.

Street Lighting

- Please note you will need to submit a scheme of street lighting for the internal estate roads and proposed footway / cycleway . I would recommend that an additional lighting column is also provided along Old Wrexham Road located directly opposite the proposed emergency access.

Please liaise with our Street Lighting Section – contact either Paul Rogers on Tel: 01978 729673 or Rob Lee on Tel: 01978 729690.

Road Markings

- Road markings shall comply with The Traffic Signs Regulations & General Directions 2002 and Traffic Signs Manual (Chapter 5) Road Markings 2003.

5 no. central modules shall be used at the junction with Chester Road. 3 no. central modules shall be used at the junction of road 2 with road 1. Please indicate this detail on a revised layout plan.

Upon receipt of the requested details / revised submission and satisfactory assessment I will be able to progress the s.38 / 278 agreement. I await the information requested.

Yours faithfully,

Service Manager Environment