

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Simon Greenland
Our Ref:	ET/DC/PP/P/2024/0346	Your Ref:	P/2024/0346
Date:	17/06/2024		

TOWN AND COUNTRY PLANNING ACT 1990

RHYDDHAU AMOD CANIATÂD CYNLLUNIO 5 (CYNLLUN), 6 (CYNLLUN RHEOLI TRAFFIG ADEILADU), 7 (CYNLLUN RHEOLI PARCIO/ GWASANAETHU) A 8 (MYNEDFA BRESENNOL) P/2023/0891 / DISCHARGE OF CONDITIONS 5 (SCHEME), 6 (CONSTRUCTION TRAFFIC MANAGMENT PLAN), 7 (SERVICING/PARKING MANAGEMENT PLAN) AND 8 (EXISTING ACCESS) OF PLANNING PERMISSION P/2023/0891

WILLIAMS WREXHAM, DUNSTER ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM

Grid Ref: E 338425.65 N 349571.06

I refer to your consultation / email dated 13/05/2024 in respect of the above.

Condition 5 – Scheme detailing signage & marking of parking and turning areas

The submitted plan (Drg. No. DCC-001) is considered acceptable.

Condition 6 - Construction Traffic Management Plan (CTMP) including provisions for contractor parking

Our Traffic Section have confirmed the submitted CTMP is acceptable.

Condition 7 – Submission of a Servicing / Parking Management Plan

The submitted Servicing & Parking Management Plan is considered acceptable.

Condition 8 – Existing Access to be permanently closed up (Redwither Road)

Submitted Plan – Closed Up Access Details – Drg. no. DOC-002

The materials descriptions and kerbing details indicated on the submitted plan are incorrect. These should be in accordance with WCBC Residential Roads & Footpaths – Appendix D Minimum Construction Specification and WCBC Std Kerbing Details.

However, the applicant will be required to apply for s.184 consent with the Council in order to carry out these works and will need to use an approved contractor with £5 million public liability insurance.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Appendix

Highways Development Control Standard Advisory Note

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

- 1. Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);*
- 2. Use of a parking space for a set down/delivery area;*
- 3. Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being asked to repair damage by the Applicant whilst carrying out their works);*
- 4. If any lane closure or obstruction of the highway is required for a crane or similar;*
- 5. Protection against dust and debris blowing onto the public highway*
- 6. Construction traffic parking locally avoiding nuisance to others;*
- 7. If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.*
- 8. Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.*
- 9. A section 278 agreement works agreement is required for more significant alterations to the existing highway*
- 10. Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;*
- 11. For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:*
 - No surface water from the applicants site should be allowed to drain onto the public highway,*
 - The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings from spreading.*
 - No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.*

**The hard paved length and set back if required is subject to the applicants proposed vehicular length*

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated

separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.

A handwritten signature in black ink on a yellow rectangular background. The signature appears to be 'P. Palmer' written in a cursive, slightly slanted script.

Chief Officer, Environment & Technical