

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/PP/P/2024/0277	Your Ref:	P/2024/0277
Date:	11/06/2024		

TOWN AND COUNTRY PLANNING ACT 1990

**TRAWSNEWID ADEILAD AMAETHYDDOL I DOSBARTH B8 (STORFA) (ÔL-WEITHREDOL) /
CHANGE OF USE OF BUILDING FROM AGRICULTURE TO CLASS B8 (STORAGE) (IN
RETROSPECT)**

WAREHOUSE CONERY LANE BRONNINGTON WHIYCHURCH WRECHAM

Grid Ref: E 349925.88 N 338656.21

I refer to your consultation / email dated 25/04/2024 in respect of the above.

At present there is insufficient information to be able to undertake a full assessment of the proposals from a highways perspective.

Can the applicant be requested to submit the following:

- Clarification on the number of staff employed for the business.
- Maximum size / length of vehicle that will visit the site.
- The number of daily vehicle movements the business generates to / from the site.

It would also be beneficial for the developer to provide the following, although it is considered that this could be secured by condition should the Council be minded to grant the application:

- The provision of a service delivery management plan to ensure that vehicle movements are limited along with the size / length of delivery vehicle.

Note to Applicant:

Bridleway no. 44 (Bronington) runs from west to east along Moss Lane which fronts the development site. Public footpath no. 50 (Bronington) runs north to south along the unadopted track fronting the site. Public footpath no. 3 (Bronington) also crosses Conery Lane approximately 430m north of the development site. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

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 ask 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 form 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.



Chief Officer, Environment & Technical

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Supplementary Notes

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

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17. Construction traffic parking locally avoiding nuisance to others;
18. 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.*

19. 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.*
20. A section 278 agreement works agreement is required for more significant alterations to the existing highway
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