MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/AO/ P/2015/0563	**Your Ref:**	**P/2015/0563**
Date:	02/12/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: AMRYWIO AMOD 1 CANIATÂD CYNLLUNIO P/2015/0025 I DIWYGIO'R CYFYNGIAD DEILIADAETH BERSONOL / VARIATION OF CONDITION 1 OF PLANNING PERMISSION P/2015/0025 TO VARY PERSONAL OCCUPANCY RESTRICTION

LOCATION: TRINITY HALL, LLANGOLLEN ROAD, ACREFAIR, WREXHAM, LL14 3SF

With reference to your consultation / email containing the additional information for the above application, the Local Highway Authority (LHA) comment as follows:

Following comments from the LHA, the applicant has provided further information to respond to specific comments / requests for clarification.

The applicant has provided an updated set of vehicle swept-path drawings for movements into and out of the site access, with these including base-mapping that better represents the layout of the highway.

The LHA remain concerned that the proposals will constrain the ability of vehicles to enter and egress the site, but recognise that applicant has proposed a means of managing the movement of vehicles, by way of a Servicing Management Plan, which will amongst other measures limit service vehicles to 8m in length. The LHA accept this proposal and request that the Planning Authority reference the submitted Servicing Management Plan in any decision notice.

Whilst parking provision is below the levels the LHA would hope to see, it is also recognised that this is an improvement over the previous provision. However, this level of provision remains a concern to the highway authority. The site is near bus stops and the aspirations of the applicant to encourage active and sustainable travel is acknowledged. Therefore, the LHA will accept the proposals on the condition that a suitably worded condition be added to any permission requiring that a Travel Plan be submitted to and approved by the LHA.

Conclusion

The LHA have reviewed the additional information provided by the applicant and are satisfied that the revised proposals are acceptable, subject to a Travel Plan being conditioned.



On behalf of Chief Officer, Environment & Technical

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.