MEMORANDUM

From: Sean Hanratty
Senior Definitive Map Officer
Public Rights of Way

To: Philip Mullineux
Principal Planning Officer
Development Management

Our ref: P/2025/0427

Your ref: P/2025/0427

Date: 16 June 2025

OUTLINE APPLICATION FOR ERECTION OF UP TO 900 DWELLINGS, LAND AT ERLAS PARK

This development will directly affect Abenbury public footpath 20. Abenbury public footpaths 1 and 3 run adjacent to the built development.

Abenbury footpath 20 in the north-west corner of the development will need to be diverted under section 257 of the Town and Country Planning Act 1990, subject to agreement with Wrexham Council's (WCBC) rights of way section on matters such as surfacing, width and structures. The Strategic Masterplan (revision P05) shows a proposed pedestrian/cycle route on a north/south alignment running parallel to the adopted highway known as Oakhurst, which may be suitable for the diverted route.

The existing east/west route to the north of the main site (Abenbury footpath 1 and Abenbury footpath 3) currently has a rural character and we would be keen to maintain this rural feel. We would not wish to see the footpath become a tarmacked 'alleyway' at the back of gardens with high fences. We would also hope to retain the views to the south-east when walking in an easterly direction along footpath 3. If housing is to be built in this north-easterly parcel adjacent to footpath 3, it is likely that these views will be lost. Our preference would be to have some form of open space adjacent to the footpath at this point.

On a more general note, where public rights of way are crossed by internal roads within the development, priority should be given to pedestrians and they should be able to cross these roads on the level.

Finally, it is noted that a number of pedestrian routes are proposed to run through the site. WCBC's rights of way section will not be accepting any maintenance responsibility for these

routes, and the applicant may wish to investigate ongoing maintenance liability with WCBC's active travel and highways sections.

Sean Hanratty
Senior Definitive Map Officer