

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
FAO:: Jenni Perkins
Our Ref: ET/DC/DB/P/2023/0333 **Your Ref:** P/2023/0333
Date: 7th August 2023

TOWN AND COUNTRY PLANNING ACT 1990

RHYDDHAU AMOD 3 (DEUNYDDIAU), 4 (TIRLUNIO), 5 (TIRLUNIO), 7 (DRAENIO), 9 (AROLWG GWEITHGARWCH YSTLUMOD), 12 (CYNLLUN RHEOLI A GWYLIADWRIAETH) A 13 (AROLWG FFOTOGRAFFIG) CANIATAD CYNLLUNIO P/2021/0543 / DISCHARGE OF CONDITIONS 3 (MATERIALS), 4 (LANDSCAPING), 5 (LANDSCAPING), 7 (DRAINAGE), 9 (BAT ACTIVITY SURVEY), 12 (DUST MANAGEMENT SCHEME) AND 13 (PHOTOGRAPHIC SURVEY) OF PLANNING PERMISSION P/2021/0543

SALEM CHAPEL BANK STREET PONCIAU WREXHAM
Grid Ref: E 329373 N 346882

I refer to your consultation / email dated 14/06/2023 in respect of the above.

We have no further comments to make regarding conditions 4 and 5 (Landscaping detail approval) further to receipt of Blueprint drawing H132/008 Rev B attached, clarifying drainage, parking, tarmac material, and visibility splays as drawn.

Conditions 14, 15 & 16 will require further levels information and demonstration on site prior to being discharged to ensure adequate gradients for pedestrian and vehicular access can be achieved. Can the applicant be reminded that any works impacting on the highway, such as forming the entrance, adjusting perimeter walling, obstructions due to excessive parking should be managed via a Construction Traffic Management Plan, and coordination with highwayroadworks@wrexham.gov.uk. This includes skip permits also.

Chief Officer, Environment & Technical