

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0590 **Your Ref:** SEH/P/2018/0590
Date: 24th July 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 375 503 Ipsen Biopharm Ltd, Unit 55, Ash Road North, Wrexham Industrial Estate, Wrexham

Development: Application For Non-Material Amendment To Planning Permission P/2017/0919 To Allow Alteration To The Proposed Vehicle Access.

I refer to your consultation / email dated 23/07/2018 in respect of the above.

GA Plan Site Proposed

IP1-LMA-00-XX-DR-A-1002 Rev P3

- Details appear satisfactory.

External Works – Highway Upgrades

IP1-LMA-00-XX-DR-A-1004 Rev P4

- Details appear satisfactory.

Highway Works - Proposed Entrance Layout (Option B)

Drg. No. 1101 Rev P2

- Details appear satisfactory.

Highway Proposals - Swept path Analysis (Option B)

Drg. No. SK06 Rev P2

- Details appear satisfactory.

Highway Works - Footway Improvements

Drg. No. 1104 Rev P4

- Details appear satisfactory.

Highway Works - Visibility Splays & Construction Details

Drg. No. 1103 Rev P4

- Details appear satisfactory.

Highway Works – Construction Drawing

Drg. No. 1102 Rev P2

- Details appear satisfactory.

The proposed amendments are considered acceptable. The applicant is currently in the process of entering into a s.38 / 278 agreement with the Council in order to carry out the works.

Notes to Applicant

- *The proposed scheme should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980.*

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works.

The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out

Supplementary Notes

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

A handwritten signature in black ink, appearing to read "Peter D. F. Nwankwo". The signature is fluid and cursive, with a large initial 'P' and a stylized 'N'.

 Planning Control Manager