

MEMORANDUM



From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0349	Your Ref:	MP/P/2018/0349
Date:	16 th May 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 499 1 – 24 Bridewell Court, Pen y Bryn, Wrexham.

Development: Application for approval of details reserved by conditions imposed under Planning Permission P/2013/0443 :-

- | | |
|---------------------|---|
| Condition 13 | Full details of both hard and soft landscape works. |
| Condition 14 | Scheme of boundary treatment. |
| Condition 17 | Full details of the proposed site access. |
| Condition 18 | Details of security gate to be provided. |
| Condition 20 | Details of footpath linking Tenters Square to the Lea Rd footpath |
| Condition 21 | Details of the proposed alterations and surfacing of the footway and pedestrian guardrail within Tenters Square. |

I refer to your consultation dated 15/05/2018 in respect of the above.

- | | |
|---------------------|--|
| Condition 17 | Full details of the proposed site access. |
|---------------------|--|

The submitted plans Drg. Nos. 3430-EW09 Rev F & 3430-EW10 Rev J are considered acceptable and have been approved via the required s.38 / 278 agreement.

- | | |
|---------------------|---|
| Condition 18 | Details of security gate to be provided. |
|---------------------|---|

The proposed gates at the main access are to be setback more than 5m behind the adjoining highway which is considered acceptable.

Condition 20 Details of footpath linking Tenters Square to the Lea Rd footpath

"The footpath linking Tenters Square to the Lea Road footpath link shall be constructed in accordance with details to be further agreed with the Local Planning Authority before the development is first occupied and shall be retained thereafter clear of obstruction to pedestrian movement. The details shall incorporate pedestrian guard-rails".

The applicant is in the process of completing a Section 38 / 278 agreement with the Council in order to carry out the required highway works. The proposed footway details have been approved via the s.38 / 278 process.

I understand that footpath improvements between Tenters Lane and Lea Road were previously carried out by the Council as part of previous re-generation works in this area. I previously advised the applicant (letter to DMR dated 08/06/2016) to contact the Planning Department for further advice on relaxing this planning condition if required.

Condition 21 Details of the proposed alterations and surfacing of the footway and pedestrian guardrail within Tenters Square.

"Details of the proposed alterations and surfacing of the footway and the provision of a pedestrian guard-rail within Tenters Square shall be submitted to and shall be approved in writing by the Local Planning Authority before development commences. The details as are approved shall be fully implemented before the first occupation of the development".

The applicant is in the process of completing a Section 38 / 278 agreement with the Council in order to carry out the required highway works. The proposed footway details have been approved via the s.38 / 278 process.

In terms of the suggested pedestrian guard-rail, I comment as follows:-

I am not aware of the necessity for any guardrails along Tenters Square. However, in order to provide adequate pedestrian visibility where the proposed access crosses the footway, I previously recommended the installation of 2 no. stainless steel bollards (as per Lea Road footpath specification) in the footway either side of the proposed undercroft access. The precise location of such bollards will need to ensure that a minimum 2m wide clear footway is provided in this location.

The proposed construction details have been approved via the s.38 / 278 process (approved plan: 3430-EW11 Rev D).

Supplementary Notes

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



 Planning Control Manager