

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0421	Your Ref:	MP/P/2018/0421
Date:	30 th May 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 331 504 Former Fire Station, Bradley Road, Wrexham.

Development: Application for approval of details reserved by conditions imposed under Planning Permission P/2017/0771:-

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| Condition 4 | Submission of scheme detailing modifications to existing splitter island and new signage details. |
| Condition 5 | Submission of phased site investigations of the nature and extent of contamination. |

I refer your consultation / email dated 25/05/2018 in respect of the above.

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| Condition 4 | Submission of scheme detailing modifications to existing splitter island and new signage details. |
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Drg No. SCP/17010/F06

Could you please ask the applicant to provide a revised layout plan including a hatched splitter island and a left turn arrow indicated on the main access (ie/ behind back of footway).

Please note that the applicant will need to enter into a s.278 agreement with the Council in order to construct the proposed highway works.

Drg No. SCP/17010/ATR04

The submitted details appear acceptable.

Notes to Applicant

- Access Modifications

- *No right turn sign shall be installed on splitter island to ensure vehicles exiting the proposed development site only turn left out along Bradley Road. A Traffic Regulation Order will need to be funded by the developer in order to install the sign. The applicant will need to contact our Traffic Section – Darren Green on Tel: 01978 729643 to arrange.*

- s.278 Agreement

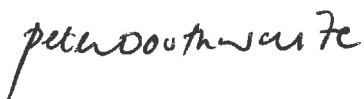
The proposed scheme should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s. 278 of the Highways Act 1980.

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.



17A Planning Control Manager