

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/0601 **Your Ref:** MP/P/2016/0601
Date: 14th July 2016

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 330 513 Land North of Total Fitness, Stansty Road, Wrexham.

Development: Application for approval of details reserved by conditions imposed under Planning Permission P/2015/0812:-

- Condition 3 - Scheme to deal with potential contamination
- Condition 5 - Submission of noise survey and a detailed report of the survey findings and scheme of noise mitigation
- Condition 6 - Submission of scheme for the comprehensive and integrated drainage of the site
- Condition 7 - Discharge of foul water drainage
- Condition 8 - Submission of Construction Environment & Management Plan
- Condition 9 - Scheme to show the full details of layout, design, drainage & construction improvements to the site access to the site from Stansty Road
- Condition 10 - Submission of detailed Arboricultural Method Statement
- Condition 11 - Full details of hard and soft landscaping
- Condition 14 - Details of trespass proof fencing
- Condition 17 - Parking Spaces
- Condition 18 - Scheme of traffic calming measures

I refer to your consultation dated 11/07/2016 in respect of the above.

Condition 6

Submission of scheme for the comprehensive and integrated drainage of the site

The proposed surface water drainage system indicated on submitted layout plan (Drg. No. 5010 07 – Catchment Areas) includes run-off from private roofs / driveways, parking areas and shared driveways into geocellular soakaways located in the proposed estate road / carriageway (ie/ GSA 2 & 3). GSA 1 is located in a private shared driveway.

Based on the above detail, the Highway Authority would not consider the proposed estate roads / footways suitable for adoption.

Proposed soakaways SA1, SA2 & SA3 are located in the main private access road into the site and only appear to drain carriageway and footway run-off. However, given the layout of this remaining section of private access road, the Highway Authority would not consider the proposed access roads & footways suitable for adoption.

I assume therefore that the proposed estate roads, footways and parking areas would need to be privately managed in perpetuity by a private management company.

Any existing gullies / connections draining the adoptable sections of Stansty Road must remain in place.

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway.

I understand that my colleague Neil Taunt (Senior Flood Management Officer) on Tel: 01978 729734 will be consulted on the details of any proposed surface water drainage system and will advise / approve in respect of flood risk management at the site.

Condition 8

Submission of Construction Environment & Management Plan

The submitted plan is insufficient to discharge the condition.

I would recommend that a revised Construction, Environment & Management Plan (including provisions for contractor parking) is provided including the following details :-

- Details & Plan of the proposed access to be used during the construction phase
- Details of size / length of largest HGV likely to visit the site.
- Details & Plan of contractor parking & turning areas for vans / cars & largest HGVs
- Swept Path Analysis Details of largest HGVs accessing / exiting & turning within the site.
- Details of maximum number of contractor vehicles anticipated on site at any one time
- Schedule of signage submitted to WCBC Streetworks Section (contact: Darren Green) prior to commencement of works.
- A statement stating that all construction traffic will enter and exit the site via the Rhosddu Rd / Stansty Road junction and not via Stansty Rd under the Stansty Railway Bridge.
- A statement stating that the developer will liaise with the WCBC Streetworks Section (contact: Darren Green) for advice on appropriate Traffic Management Measures required in order to construct the required highway / junction improvements.

I await the requested information

Condition 9

Scheme to show the full details of layout, design, drainage & construction improvements to the site access to the site from Stansty Road

The submitted plans Drg. No. SCP / 15246 / F03 Rev D & Drg. No. 15246-0000-001 Rev C were previously approved via email on 20/06/2016. However, the proposed drainage details shown on these now differ from the latest drainage proposals.

In terms of the required s.38 / 278 plans for the junction improvement, could you please ask the applicant to email me these details directly as pdf files for assessment.

Condition 17

Parking Spaces

A layout plan indicating the provision of 195 spaces for use in conjunction with the gym to the south of the site does not appear to have been submitted with this application.

Condition 18

Scheme of traffic calming measures

N/A - as the proposed speed hump is located along a private access road.

Supplementary Notes

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

Notes to Applicant

The proposed junction improvement off Stansty Road (carriageway & footway / cycleway) 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



Service Manager Environment