

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2016/0394	Your Ref:	PF/P/2016/0394
Date:	16 th May 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 367 483 Land to the North East of Five Fords Waste Water Treatment Works, Cefn Road, Wrexham.

Development: Application for Approval of Details Reserved by Condition Imposed Under Planning Permission P/2015/0543: Condition 5 – Scheme Detailing The Layout, Drainage, Construction and Landscaping.

I refer to your consultation dated 12/05/2016 including submitted plans (Drg. No. DCWW-4791-S-204-MMB-17-XX-DR-HX-01056 Rev P03) and (Drg. No. DCWW-4791-S-204-MMB-17-XX-DR-HX-01054 Rev P01) in respect of the above.

The submitted plans are considered acceptable.

The applicant is currently in the process of entering into a s.278 agreement with the Council to undertake the proposed works. The applicant will not be permitted to carry out any works in the highway until the s.278 agreement is signed .

Notes to Applicant

- 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

- **Public Footpath No.39 (Marchwiell)**

Public Footpath No.39 (Marchwiell) passes through the development site and should not be interfered with. I would recommend that the applicant liaises with our Public Rights of Way Section (contact Sean Hanratty on Tel: 01978 729761).

Supplementary Notes

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

Peter O'Mahoney

WJ Service Manager Environment