

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: EP/DC/PP/P/2016/0751

Your Ref: SEH/P/2016/0751

Date: 27th September 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 418 396 Land off and east of Ellesmere Lane, Penley, Wrexham.

Development: Application For Approval of Details Reserved by Conditions Imposed Under Planning Permission Code P/2015/0405:

Condition 14 - Estate Road and Footway Design

Condition 15 - Traffic Management Plan

I refer to your consultation dated 16/08/2016 in respect of the above.

Condition 14 – Estate Road and Footway Design

Layout Plan Drg. No. PN-GA-600 Rev A

Road Construction Details Drg. No. PN-RC-602

The condition can be discharged; although the submitted details are acceptable in principle, the applicant will need to enter into a s.38 / 278 agreement with the Council before such works can be carried out.

Road Construction Details – Note to applicant

- The Highway Authority would not wish to adopt any estate road that incorporates a crated attenuation system. The internal estate roads / footways will therefore need to be managed in perpetuity by a private management company.
- However, the 2 no. footway links and first section of access proposed in the existing highway verge will need to be adopted. The applicant will need to enter into a s.38 / 278 agreement with the Council before such works can be carried out.
- Measures to intercept any private surface water run-off from flowing onto the adopted bellmouth will need to be provided. This can be included in a s.38 / 278 agreement with the Council before such works can be carried out.
- The proposed gullies at the site entrance must only drain adoptable highway run-off and can drain directly into the existing drainage ditch via the proposed pipe beneath the main access. This can be included in a s.38 / 278 agreement with the Council before such works can be carried out

As part of s38/ 278 agreement you will also need to amend the following:

- Carriageway / footway thicknesses & descriptions in accordance with WCBC Residential Roads & Footpaths – Appendix D Minimum Construction Specification – Version 2 – September 2009. The proposed carriageway surface course (adopted section) shall be 40mm thin surface course system complying with Clause 942.
- Table 3 – Capping Layer / Sub Base thicknesses in accordance with WCBC Residential Roads & Footpaths – Appendix D Minimum Construction Specification – Version 2 – September 2009.
- Replace kerbing detail with WCBC Standard Kerbing Detail.
- Please include carriageway tie-in details.

Street Lighting

- Street Lighting will be required for the proposed access road and 2.0m wide footway along the site frontage. Could you please ask the applicant to submit suitable details to our Street Lighting Section for assessment / approval. Please contact Paul Rogers on Tel: 01978 729673.
- A scheme of Street Lighting will be required along Ellesmere Lane. Could you please ask the applicant to submit suitable details to our Street Lighting Section for assessment / approval. Please contact Paul Rogers on Tel: 01978 729673.

Although the submitted details are acceptable in principle, the above amendments / details can be provided as part of the required s.38 / 278 submission prior to commencement of any works.

Condition 7 – Construction Traffic Management Plan

CTMP is acceptable and can be discharged.

CTMP - Note to Applicant

All signing to be in accordance with Chapter 8 – Bilingual Welsh above English



AD Service Manager Environment