

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/P/2016/0761 **Your Ref:** KH/P/2016/0761
Date: 12th September 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 390 500 Land at Bryn Lane, Wrexham Industrial Estate, Wrexham.
Development: Application For Approval of Details Reserved by Conditions Imposed Under Planning Permission Code P/2010/0642:

- | | | |
|--------------|---|---|
| Condition 1 | - | Samples of all external facing and roofing materials |
| Condition 6 | - | Details of access into Bryn lane |
| Condition 7 | - | Access Materials |
| Condition 8 | - | Detailed design and layout of access |
| Condition 11 | - | Surface water run-off |
| Condition 16 | - | Foundation designs |
| Condition 25 | - | Hard and soft landscaping |
| Condition 26 | - | Timescales of approved landscaping scheme |
| Condition 27 | - | Retention of landscaping scheme |
| Condition 28 | - | Landscaping Management Plan |
| Condition 29 | - | Ecological Mitigation |
| Condition 34 | - | Surface water regulation system |
| Condition 35 | - | Foul and surface water discharges |
| Condition 36 | - | Connection of surface water to public sewerage system |
| Condition 37 | - | Land drainage run-off |

I refer to your email / consultation dated 06/09/2016 in respect of the above.

Condition 6 - Details of access into Bryn lane

Proposed Highway Works – Visibility Splay
Drg. No. BIO-CAP-XX-700-DR-C-0001 Rev P03

- The proposed visibility splays appear acceptable.

Condition 7 - Access Materials

Proposed Highway Works – Engineering Layout
Drg. No. BIO-CAP-XX-700-DR-C-0003 Rev P02

- Details appear satisfactory.
- However, two of the existing lighting columns along this section will need to be re-located to the back of footway. Please liaise with our Street Lighting Engineer – Paul Rogers on Tel: 01978 729673 in respect of any street lighting modifications.

The existing directional sign will need to re-located to the back of footway on a suitable single post (a minimum height of 2.1m above the footway). Could you please ask the applicant to amend the signage detail to read “Welsh over English” and submit the post report details for further approval.

Please indicate the above detail on a revised layout plan.

Proposed Highway Works – Construction Materials
Drg. No. BIO-CAP-XX-700-DR-C-0004 Rev P02

- Details appear satisfactory.
- The existing directional sign will need to re-located to the back of footway on a suitable single post (a minimum height of 2.1m above the footway). Could you please ask the applicant to amend the signage detail to read “Welsh over English” and submit the post report details for further approval.

Please indicate the above detail on a revised layout plan.

Condition 8 - Detailed design and layout of access

Proposed Highway Works – Engineering Layout
Drg. No. BIO-CAP-XX-700-DR-C-0003 Rev P02

- Proposed modifications to the existing right hand turning lane appear acceptable.
- However, two of the existing lighting columns along this section will need to be re-located to the back of footway. Please liaise with our Street Lighting Engineer – Paul Rogers on Tel: 01978 729673 in respect of any street lighting modifications.

The existing directional sign will need to re-located to the back of footway on a suitable single post (a minimum height of 2.1m above the footway). Could you please ask the applicant to amend the signage detail to read “Welsh over English” and submit the post report details for further approval.

Please indicate the above detail on a revised layout plan.

Condition 11 - Surface water run-off

Proposed Drainage Layout – Surface Water Outfall
Drg. No. BIO-CAP-XX-500-DR-C-0010 Rev P02

- The proposed Aco channel appears acceptable.

Condition 34 - Surface water regulation system

Condition 35 - Foul and surface water discharges

Condition 36 - Connection of surface water to public sewerage system

Condition 37 - Land drainage run-off

- I understand that Neil Taunt (WCBC Flood Management Officer) will be assessing / approving the internal surface water drainage system in respect of the above conditions.

I await the requested information

Supplementary Notes

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

Peter O'Meara

Service Manager Environment

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