

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/0864 **Your Ref:** PF/P/2016/0864
Date: 20th September 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 378 499 Land South of Ash Road South, Wrexham Industrial Estate, Wrexham.

Development: Application For Approval of Details Reserved by Conditions Imposed Under Planning Permission Code P/2015/0968:

- | | | |
|--------------|---|--|
| Condition 3 | - | Materials |
| Condition 5 | - | Bus stop and footway provision |
| Condition 7 | - | Highways |
| Condition 10 | - | Construction Traffic Management Plan |
| Condition 11 | - | Ecological Reasonable Avoidance Measures and Management Plan |
| Condition 12 | - | Ecological Compliance Audit |
| Condition 13 | - | GCN Licence |
| Condition 14 | - | Biodiversity Risk Assessment |
| Condition 15 | - | FW and SW Drainage |
| Condition 16 | - | Arboricultural Method Statement |
| Condition 19 | - | Soft Landscaping |
| Condition 22 | - | External Lighting |

I refer to your consultation dated 20/09/2016 in respect of the above.

Condition 5 - Bus stop and footway provision
(Site Access Details Drg. No. 27-15-05 Rev B)

The proposed bus stop location appears acceptable. I have been advised by our Transport Section that a bus shelter is no longer required based on recent changes to the bus service along this section. However, raised bus stop kerbing will be required for the bus stop. Could you please ask the applicant to provide a revised layout plan indicating the above detail. I would recommend that the applicant liaises with our Transport Section (contact Andrew Mytton on Tel: 01978 729760) regarding the installation of the bus stop / shelter.

Please ask the applicant to annotate the provision of a 2.0m wide footway on the opposite side of Ash Road South opposite the development site on a revised layout plan.

The proposed crossing points shall include 400 x 400mm concrete tactile units, 3 rows wide by 2 rows deep. Please ask the applicant to indicate this detail on a revised layout plan.

Please note the applicant will need to enter into a s.278 agreement with the Council to carry out any works in the existing highway. Further details will be required as part of any s.278 submission.

Condition 7 - Highways
(Site Access Details Drg. No. 27-15-05 Rev B)

The submitted discharge of conditions – summary sheet references drawings prepared by Tier Consult. However, no drawings prepared by Tier Consult appear to have been submitted.

The proposed access indicated on the submitted layout plan is 7.3m wide with 15m kerb radii which is considered acceptable.

Appropriate dropped crossing points including tactile paving shall be provided setback within the access. The proposed limit of adoption will need to terminate at the back of the tactiles located just inside the proposed access. Appropriate road markings shall be provided at the junction. This detail has not been indicated on the submitted layout plan.

The proposed 2.0m footways at the access leading into the site shall be 2.0m wide. This detail has not been indicated on the submitted layout plan.

No private surface water shall be permitted to flow from the development site onto the adjoining highway. Appropriate measures shall be taken to deal with any private surface water run-off. Details of how private surface water run-off will be prevented from flowing onto the adjoining highway have not been indicated on the submitted layout plan.

Could you please ask the applicant to indicate the above detail on a revised layout plan.

The proposed Araf / Slow road markings (red textureflex) are considered acceptable.

It would appear that an existing street lighting column will need to be re-located away from the proposed access point. The applicant will need to liaise with our Street Lighting Section (contact Paul Rogers on Tel: 01978 729673) regarding this matter.

Please note the applicant will need to enter into a s.38 / 278 agreement with the Council to carry out any works in the existing highway and to adopt the first section of the new access. Further details will be required as part of any s.38 / 278 submission.

Condition 10 - Construction Traffic Management Plan (CTMP)

A CTMP including provisions for contractor parking does not appear to have been submitted.

Condition 10 - Construction Traffic Management Plan (CTMP)
(Block Plan Drg. No. P02 Rev C)

No private surface water shall be permitted to flow from the development site onto the adjoining highway. Appropriate measures shall be taken to deal with any private surface water run-off. Details of how private surface water run-off will be prevented from flowing onto the adjoining highway have not been indicated on the submitted layout plan. Could you please ask the applicant to indicate the above detail on a revised layout plan.

• **Condition 22 - External Lighting**
(Proposed External Lighting Drg. No. M2602 (69)001 Rev P1)

I have forwarded the submitted details to our Street Lighting Section. Please ask the applicant to liaise with our Street Lighting Section (contact Paul Rogers on Tel: 01978 729673) regarding this matter.

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.

Note to applicant

The detailed design, layout, drainage and construction of the new access, footway, bus stop, street lighting modifications and road marking scheme shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority prior to the commencement of any site works. The developer will need to enter into an agreement with the Council under a Section 38 / 278 of the Highways Act 1980 so that the new section of road and footway can be adopted for maintenance at the public's expense.

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