

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/0858 **Your Ref:** SEH/P/2016/0858
Date: 20th September 2016

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

Location: O. S Grid Ref: 415 394 The Lodge, Tudor Drive, Llanerch Panna, Penley, Wrexham.

Development: Submission of reserved matters for plot nos. 1 & 2 only (appearance, landscaping and scale) in respect of outline planning permission P/2014/ 0738 – Residential Development).

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

I have no comments in respect of appearance, landscaping and scale.

However, planning consent ref: P/2014/0738 – condition 16 requires the construction of a 1.2m wide footway along the entire site frontage, The proposed footway 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.

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 proposed footway 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

peter Oortwante

my Service Manager Environment