

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2015/0890	Your Ref:	MP/P/2015/0890
Date:	9 th March 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: Former Site of Brother Industries, Croesnewydd Road, Wrexham.

Development: Residential development comprising 80 no. dwellings, associated roads and open space.

I refer to your consultation dated 24/02/2016 and email / revised layout plan (Drg No. CRW-SP01 Rev C - Dated 27/10/2014) & swept path details received from CBO Transport Ltd on 03/03/2016 in respect of the above.

Turning Heads

The proposed turning heads indicated on the revised layout plan are considered adequate as demonstrated by the swept path analysis plans.

Parking Provision

All proposed dwellings provide a minimum of 2 no. parking spaces (excluding garages) which is considered acceptable.

Existing Right Hand Turning Lane – Croesnewydd Road

The existing right hand turning lane fronting the development site along Croesnewydd Road will need to be modified (alter hatching) to suit the proposed access.

Highway Surface Water Drainage

I understand that it is proposed to provide a system of attenuation on site and discharge any highway surface water run-off at a controlled rate into the River Gwenfro. I would recommend that the applicant liaises with my colleague Neil Taunt (Senior Flood Management Officer) on Tel: 01978 729734 to discuss the details of any proposed surface water drainage system.

s.106 CONTRIBUTION – PUBLIC TRANSPORT

A s.106 contribution for public transport infrastructure works shall be provided prior to the commencement of works. This contribution shall consist of a £5000 one-off payment and also £12,000 paid over 5 years.

The submitted layout plan is considered acceptable and I would recommend any planning permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R

Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. **CRW-SP01 Rev C - Dated 27/10/2014**

ZJ37

026R

E06N

E07N

SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority: ***delete as appt ****

- 1) *Detailed layout, design, drainage, lighting and construction of the proposed new carriageway / footway serving the development site*
- 2) *3m wide shared cycleway / footway fronting the development site.*

The scheme as is approved shall be fully implemented prior to first use of the development.

ZJ43

055R

TRAVEL PLAN (RESIDENTIAL – END USER KNOWN)

Prior to first use of the development, a Final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include details of an annual monitoring which shall be submitted to the Local Planning Authority for written approval following the anniversary of first use of the development, and every year after up to and including the fifth anniversary.

NONSTD

055R

s.106 CONTRIBUTION – PUBLIC TRANSPORT

A s.106 contribution for public transport infrastructure works shall be provided prior to the commencement of works. This contribution shall consist of a £5000 one-off payment and also £12,000 paid over 5 years.

ZJ15

038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the private access road onto the internal estate road fronting plot no. 52 shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Supplementary Notes

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

Notes to Applicant

- Any proposed retaining structures within the development site are likely to require technical approval by our Structures Section. I would recommend that the applicant contacts Matthew Ricketts on Tel: 01978 729723.
- Any proposed trees located along the main access road serving the development site shall be positioned to the back of the proposed grass verge and have a maximum trunk diameter of approximately 100mm.

The developer shall take appropriate measures to avoid any impact from root growth from any trees planted within the Highway.

The Highway Authority would not wish to adopt / maintain the proposed grass verge (planted with trees) running alongside the main spine road into the site. Such areas shall be incorporated into an appropriate private management agreement.

- Any proposed private driveways ie/ fronting plots 46-52, 5-7, 36-40, 23-27, 42-43, 75-80 & plot 60 shall be incorporated into an appropriate private management agreement.
- The above response does not include an assessment of any proposed surface water drainage system(s). No details have been provided and will be subject to further approval upon receipt of suitable details.
- The proposed estate road including footways/ cycleway 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 Outhwaite

PM Service Manager Environment