

AnnS Jones

From: Sharon Holman
Sent: 19 February 2016 10:02
To: planning_admin
Subject: FW: P/2016/0080 - Application for 34 dwellings, Berse Road, Caego

Civ – consultation resposne

From: Sean Hanratty
Sent: 18 February 2016 11:02
To: Sharon Holman
Subject: P/2016/0080 - Application for 34 dwellings, Berse Road, Caego

Hi Sharon

Broughton footpath 43 runs across the site and will be affected by the proposed development. Drawing number 118 P 03 D shows the footpath terminating at the new estate road. In order to achieve what is shown on the drawing, the footpath would need to be diverted along the estate road. However Department of Environment Circular 2/1993 paragraph 4 of annexe D states that **‘consideration should be given at the detailed planning stage to whether a new line for the route can be provided which would be generally acceptable to the public . The use of estate roads for this purpose should be avoided wherever possible...’**

I also note that the design and access statement accompanying the application promotes the route as ‘Pedestrian and Cycle Access’. Unless the developer has control of the land between Strytybydden and the red line of the application site, any cycle use on this section would be trespass against the landowner. If this is the case, then without some form of express dedication of public rights which encompassed cycling over this section, Wrexham Council should not approve cycle access over the footpath.

Further consideration of the footpath is required to address the above matters before a decision on the planning application is taken.

If planning permission is granted, the current footpath will need to be kept open and unobstructed until the statutory procedures authorising closure or diversion have been completed.

Thanks

Sean Hanratty

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