

MEMORANDUM

From:	Service Manager - Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2011/0854	Your Ref:	MP/P/2011/0854
Date:	2 nd February 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 340 496 Site of Former Hightown Flats, Land West of Kingsmills Road, Hightown Road, Wrexham.

Development: Erection of 92 dwellings to comprise a mix of houses and flats, erection of community resource centre and formation of vehicular and pedestrian access.

Further to your consultation / email received on 01/02/2012 including revised layout plan (Drg. No. 6791/L(9)01 Rev P10) in respect of the above, I comment as follows:-

I have no objections to the proposed development and recommend any 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. 6791/L(9)01 Rev P10.

ZJ37 SUBMISSION OF FURTHER DETAILS

026R No part of the development shall commence until a scheme detailing the
E06N construction of the following has been submitted to and approved in writing by
E07N the Local Planning Authority:

- 1) Detailed layout, design, drainage, construction and scheme of street lighting for the proposed new footways / carriageways for the internal estate roads.
- 2) Detailed layout, design, drainage, construction and scheme of street lighting for the proposed new 3.0m wide shared footway / cycleway fronting the development site along Kingsmills Road.
- 3) Detailed layout, design, drainage, re- construction and scheme of street lighting along Nelson Street.
- 4) Details of widening of existing footway along Brynycabanau Road.
- 5) Details of the re-location of the existing bus stops along Brynycabanau Road.
- 6) Details of a street lighting scheme along Brynycabanau Road.
- 7) Details of any proposed retaining walls.

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

NONSTD STOPPING UP OF HIGHWAY

026R All existing adopted carriageways / footways within the curtilage of the development site which will be extinguished as a result of the proposed development shall be stopped up in accordance with s.247 of the Town & Country Planning Act 1990.

ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

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 internal estate roads, footways and highway improvement works 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 Oortman

p.p. Service Manager - Environment