

MEMORANDUM



From: Infrastructure & Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0542

Your Ref: P/2011/0542

Date: 24 August 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2030 3810 Land north of the Vicarage, High Street, Glynceiriog

Development: Variation of condition no 8 imposed under planning permission code no P/2009/0823 to allow for the construction of a 1.2m wide grass verg along the frontage of the site on Cefn Canol in lieu of the footway previously granted.

I refer to your consultation dated 01 August 2011 in respect of the above.

Following consultation with the planning officer it was agreed that the provision of a footway along Cefn Canol did not satisfy the tests of circular 11/95.

The highway department have entered into negotiations with the developer and agreed a scheme of improvements satisfactory to both parties.

The developer is still proposing a widened carriageway on Cefn Canol along with a 1.2m wide grass verge to allow step aside provision for pedestrians. The construction of a verge rather than the originally agreed footway will hopefully reduce the amount of surface water that could discharge from Cefn Canol onto High Street.

A 1.5m wide footway along High Street will also be constructed and will greatly enhance pedestrian provision in the vicinity of the site.

I am therefore willing to agree to the variation of condition no. 8 on the basis that all other highway related conditions from P/2009/00823 are attached

The latest drawing shows the wall fronting the development is 1m in height above footway level. To ensure adequate visibility is achieved this should be 1m in height above **carriageway** level and a suitably worded condition should be included with any permission.

CONDITIONS

NONSTDC ROAD WIDENING AND VERGE

026R

A 1.2m wide grass verge and 1m wide road widening scheme shall be constructed along the frontage of the site on Cefn Canol for a distance of approximately 30m prior to the first use of the development hereby

approved in accordance with details which shall be submitted to and approved by the Local Planning Authority prior to commencement of development.

PLUS

4, 5, 6, 7, 9, 10, 11, 12 and 13 from P/2009/0823:

Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

N08N

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a footway and road widening intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the highway authority and confirmed as acceptable BEFORE development commences.

Please contact:

*The Infrastructure and Planning Manager, Abbey Road, Wrexham Industrial Estate.
telephone: 01978 7297672*

Technical approval for any construction works affecting any existing retaining walls supporting the highway or any change of use of the land supported by any existing retaining wall in relation to structural stability will be required under the provisions of the Highways Act 1980. You must submit further details prior to undertaking any construction on site.

The proposed retaining wall on High Street will require full Approval in Principle prior to any development commencing on site.

Peter Do Mervant
for Infrastructure and Planning Manager