

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0516

Your Ref: P/2010/0516

Date: 7 July 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2960 5330 Former Brymbo Steelworks Site, Brymbo

Development: Submission of reserved matters pursuant to outline planning permission code no. P/2009/0125 (access) for construction of spine road

I refer to your consultation dated 21 June 2010 in respect of the above.

The submitted drawings were subject to Stage 2 safety audit and full design check in 2008.

The spine road proposals are considered satisfactory although there is an outstanding issue in respect of site drainage; this can be resolved through the Section 38 process prior to construction.

The applicant will enter into a Section 278 / 38 agreement to ensure the works are undertaken to the appropriate standards.

I recommend any permission include the following conditions:

NONSTDC BUILT IN ACCORDANCE WITH PLAN

026R The spine road shall be constructed in accordance with the approved plan.

NONSTDC CONSTRUCTION OF ESTATE ROADS

026R The detailed layout, design, drainage and construction of the spine road shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority prior to commencement of any site works.

Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4, 5 & 6 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.

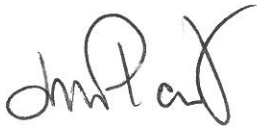
N08N

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of new roundabouts and spine road 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 Operational Manager Traffic & Transportation, Crown Buildings, Chester Street, Wrexham. LL13 8BG. telephone: 01978 292000

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.



for Operational Manager Traffic & Transportation