

MEMORANDUM



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

Our Ref: TH/DC/PD/P/2010/0544

Your Ref: P/2010/0544

Date: 09 July 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3200 5310 Phase 2 Mold Road Gwersyllt

Development: Erection of 22 dwellings and associated parking spaces.

I refer to your consultation dated 29 June 2010 concerning the above.

Parking provision throughout the Mold Road development has been below standards. This is once again in evidence on this part of the development and I would normally recommend that the application be refused due to this shortfall.

However the inspectors report on an appeal at the adjoining site seems to conclude that the level of parking proposed is acceptable and consistent with the objective of securing a sustainable development. I can therefore only conclude that refusal on this basis cannot be justified.

CONDITIONS

NONSTDC LAYOUT AND DESIGN

NONSTDR The detailed layout, design, drainage and construction of the internal estate road (s) shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority prior to the commencement of any site works

NONSTDC FOOTPATH / CYCLEWAY

026R A 3m wide footpath/cycleway linking the north western edge of the site to the subway on Mold Road shall be constructed to the further approval of the Planning Authority prior to first occupation of the site

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".

N08N

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of new estate 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