

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0362 **Your Ref:** SEH/P/2010/0362
Date: 11th May 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: OS Grid Ref: 353 489 Land at Ty Gwyn, Frog Lane, off Abenbury Road, Wrexham.

Development: Outline application for erection of 4 no. detached dwellings with alterations to access, access road and erection of new garage to serve Ty Gwyn.

I refer to your consultation dated 29/04/2010 including layout plan (Dated January 2010 Rev B) in respect of the above.

The submitted layout plan is considered acceptable and I would recommend any planning permission include the following conditions:-

CONDITIONS

1. The proposed development site shall be laid out in accordance with the submitted layout plan (Dated January 2010 – Rev B)
2. Details of a suitable scheme for the widening of the northern end of Frog lane shall be submitted to the Planning Authority for further approval (see note). The proposed works shall be completed prior to commencement of development of the proposed dwellings.
3. Details of a suitable scheme of street lighting provision along Frog Lane shall be submitted to the Planning Authority for further approval (see note).
4. Details of a suitable surface water drainage system along Frog Lane shall be submitted to the Planning Authority for further approval (see note).
5. Improvements to the existing southerly section of Frog Lane including provision of suitable passing places shall be laid out in accordance with the submitted layout plan (Dated January 2010 – Rev B) - see note.
6. Parking provision at the proposed development site shall be in accordance with LPGN 16.
7. A suitable turning facility shall be provided within the curtilage of the development site fronting the proposed dwellings to accommodate the turning movements of a refuse wagon..

REASONS

1. In the interests of highway safety.
2. To ensure the formation of a safe and satisfactory access road serving the development site.
3. In the interests of highway safety.
4. In the interests of highway safety.
5. To ensure the formation of a safe and satisfactory access road serving the development site.
6. To provide for the parking of vehicles clear of the highway.
7. In the interests of highway safety.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

- Adequate parking spaces shall be provided in accordance with LPGN 16 for each of the proposed dwellings including Ty Gwyn itself.
- The proposed improvements to the northern section of Frog Lane including footways 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

- Details of any proposed modifications to existing street lighting or provision of additional street lighting shall be submitted to our Street Lighting Section. Please ask the applicant to liaise with Pau Fairclough (Streetscene Engineer) on Tel: 01978 729730.
- A formal easement agreement will need to be drawn up to enable the Highway Authority to carry out any necessary maintenance on the proposed surface water sewer along the southern section of Frog Lane. The developer will also be required to obtain "Consent to Discharge" from the Environment Agency into the River Clywedog from the proposed surface water sewer.
- The southern (unadopted) section of Frog Lane shall be provided with a minimum of 2 no. passing places. These passing places shall be a minimum of 16m in length and a minimum carriageway width of 4.8m.
- Public Footpath No.10 - Wrexham passes immediately to the south of the development site. I would strongly recommend that the applicant liaises with our Public Rights of Way Section to discuss any proposed modifications to this footway. Please contact Sean Hanratty on Tel: 01978 729761.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to read "J. Paul". The signature is fluid and cursive, with a large initial "J" and a stylized "P".

AF Operational Manager Traffic & Transportation