

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/2021/0612 **Your Ref:** JK/P/2021/0612
Date: 1st July 2021

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 487 394 The Nurseries, School Lane, Bronington, Wrexham.
Development: Change of use of building to gym (Class D1 Use).

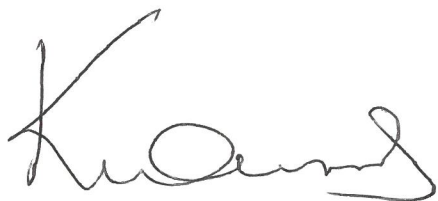
I refer to your consultation / email dated 30/06/2021 in respect of the above.

I understand that the proposed development previously had temporary planning consent and this is simply an application to extend that consent for a further 12 months.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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



Chief Officer, Environment & Technical

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0608 **Your Ref:** JK/P/2021/0608
Date: 1st July 2021

TOWN AND COUNTRY PLANNING ACT 1990
CONTROL OF ADVERTISEMENT REGULATIONS 1992

Location: O. S Grid Ref: 333 502 Lloyds TSB PLC, Priory Street, Wrexham.

Development: Advertisement Consent for 1 Fascia Sign (internally illuminated), 2 projecting signs (internally illuminated), 2 ATM Signs (internally illuminated) and 2 non-illuminated signs.

I refer to your consultation / email dated 30/06/2021 in respect of the above.

I have no objections to the proposed development and would recommend that any permission include the following condition:-

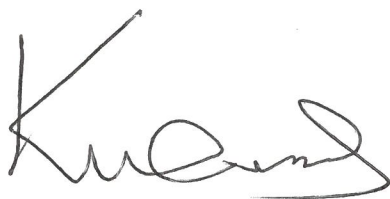
CONDITION

NONSTD NO LIGHT SOURCE VISIBLE TO DRIVERS

026R The proposed signs shall not be illuminated in such a manner that they present any disabling glare or dazzle to traffic using the adjacent highway.

Supplementary Notes

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



Chief Officer, Environment & Technical

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0578 **Your Ref:** JK/P/2021/0578
Date: 1st July 2021

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 348 505 Land adjacent to 26 - 30 Tower View, Wrexham.
Development: Formation of off-street parking area.

I refer to your consultation / email dated 30/06/2021 in respect of the above.

The proposed development site is accessed off Tower View which is an unclassified, residential road subject to a 20mph speed limit.

Visibility from the proposed parking area along Tower View is considered adequate providing splays in excess of 2.4 x 25m in both directions in accordance with Manual for Streets.

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required to intercept any such run-off. As the proposed development exceeds 100m² gfa, I understand that the proposed development will require SABs consent prior to commencement.

I therefore have no objections to the proposed development and recommend any permission includes 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(s) No. @@@.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

Supplementary Notes

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

Note to Applicant

As the proposed development exceeds 100m² gfa, the proposed development will require SABs consent prior to commencement.

A handwritten signature in black ink, appearing to read 'K. O' followed by a stylized flourish.

Chief Officer, Environment & Technical



CROFT Transport Planning & Design
340 Deansgate
Manchester
M3 4LY

Your Ref/Eich Cyf	DC-1200
Our Ref/Ein Cyf	21/06/2021
Date/Dyddiad	Phil Palmer
Ask for/Gofynner am	01978 729688
Contact No/Rhif Cyswllt	phil.palmer@wrexham.gov.uk
E-mail/E-bost	

FAO: Jack Cunningham

Dear Sir

Castle Green, Wrexham Road, Holt, Wrexham.

Proposed Residential Development

Section 38 / 278 agreement.

Further to your email dated 15/06/2021 and submission of your scheme for the above development I write to request further relevant information and amendments to enable us to progress the Section 38 / 278 agreement.

I understand that the proposed estate roads / footways / open space are not proposed for adoption and will be maintained in perpetuity by a private management company. The only areas of s.38 / 278 works will include the new access off Wrexham Road, new 2m wide footway and associated crossing points along Wrexham Road and a dropped kerb to the rear of the site off Francis Lane.

As works commenced prior to the required s.38 / 278 agreement being completed our Streetscene Section may well require cores / trial pitting / CBR testing and UKAS accredited material test results for approval. I would strongly recommend that you contact our Streetscene Engineer – Kevin Edwards on Tel: 01978 729732 to discuss / agree this detail. **Can you please provide confirmation of Streetscene's requirements.**



s.278 Construction Materials

Drg. No. 2859-D0002 Rev C

- The proposed tactiles across the main access shall be deleted. The main crossing point shall be behind the proposed rumble strip as shown. This detail is indicated on the revised layout plan.
- I understand that the 2 no. new gullies will be installed at the main access and connect into the existing highway drain that I believe runs along Wrexham Road. **I would recommend that you confirm the suitability of such a connection with our Streetscene Engineer – Kevin Edwards on Tel: 01978 729732.**
- I assume that the internal estate roads will be drained via a separate private system which will be privately managed and will not discharge into any existing highway drain. The submitted drainage layout plan (Drg. No. 40-01 Rev P11) appears to indicate double gullies (as part of the private surface water drainage system) located in front of the proposed tactile crossing points (both sides) which would be within the s.38 section of the access. This would be considered unacceptable. Any element of the private drainage system would need to be located with the unadopted section of the site. **Please indicate this detail on a revised layout plan.**
- The proposed limit of adoption needs to extend to the back of the tactiles / dropped kerb crossings behind the previously approved accessway ramp / rumble strip. This detail has been indicated.
- The submitted details indicating the required dropped kerb (with no tactiles) crossings on the footway along Francis Lane appear acceptable.
- Footway construction material specifications have been amended to WCBC Residential Roads & Footpaths – Appendix D Minimum Construction Specification ie/ binder grade 160/220 for both surface and binder course.

Please confirm preferred option for carriageway surface course ie/ SMA or HRA with our Streetscene Engineer – Kevin Edwards on Tel: 01978 729732.

Please indicate the above detail on a revised layout plan.

s.278 General Arrangement

Drg. No. 2859-D0001 Rev B

- The proposed tactiles across the main access shall be deleted. The main crossing point shall be behind the proposed rumble strip as shown. This detail is indicated on the revised layout plan.
- I understand that the 2 no. new gullies will be installed at the main access and connect into the existing highway drain that I believe runs along Wrexham Road. **I would recommend that you confirm the suitability of such a connection with our Streetscene Engineer – Kevin Edwards on Tel: 01978 729732.**
- I assume that the internal estate roads will be drained via a separate private system which will be privately managed and will not discharge into any existing highway drain. The submitted drainage layout plan (Drg. No. 40-01 Rev P11) appears to indicate double gullies (as part of the private surface water drainage system) located in front

of the proposed tactile crossing points (both sides) which would be within the s.38 section of the access. This would be considered unacceptable. Any element of the private drainage system would need to be located with the unadopted section of the site. **Please indicate this detail on a revised layout plan.**

- The proposed limit of adoption needs to extend to the back of the tactiles / dropped kerb crossings behind the previously approved accessway ramp / rumble strip. This detail has been indicated.
- The submitted details indicating the required dropped kerb (with no tactiles) crossings on the footway along Francis Lane appear acceptable.
- Footway construction material specifications have been amended to WCBC Residential Roads & Footpaths – Appendix D Minimum Construction Specification ie/ binder grade 160/220 for both surface and binder course.

Please confirm preferred option for carriageway surface course ie/ SMA or HRA with our Streetscene Engineer – Kevin Edwards on Tel: 01978 729732.

Please indicate the above detail on a revised layout plan.

- The submitted swept path details appear acceptable.

S278 Standard Details Drg. No. 2859-D004 Rev B

- Details appear acceptable.

S38 Land Plan Drg. No. 2859-S38 Rev B

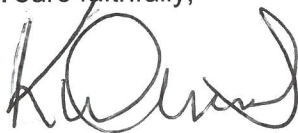
- Details appear acceptable.

s.278 Signs & Markings Drg. No. 2859-D003 Rev B

- New Road Layout Ahead Signage / Junction Markings
Please liaise with our Traffic Section – Contact:- jamie.edge @wrexham.gov.uk to agree locations / details of proposed signs and junction road markings.

Upon receipt of the requested details / revised submission and satisfactory assessment I will be able to progress the s.38 / 278 agreement. I await the information requested.

Yours faithfully,



Chief Officer Environment & Technical

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0557 **Your Ref:** SJG/P/2021/0557
Date: 22nd June 2021

TOWN AND COUNTRY PLANNING ACT 1990
CONTROL OF ADVERTISEMENT REGULATIONS 1992

Location: O. S Grid Ref: 332 501 Land at Brook Street, Wrexham.
Development: Advertisement Consent for Digital Advertisement Display Unit.

I refer to your consultation / email dated 01/07/2021 in respect of the above.

The revised layout plan indicates the proposed sign setback at least 2m behind the back of footway which provides adequate pedestrian visibility along this section of Brook Street.

I therefore have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

NONSTD NO LIGHT SOURCE VISIBLE TO DRIVERS

026R The proposed sign shall not be illuminated in such a manner that it presents any disabling glare or dazzle to traffic using the adjacent highway.

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@.

Supplementary Notes

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



Chief Officer, Environment & Technical