

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/P/2020/0332	Your Ref:	MRJ/P/2020/0332
Date:	16 th September 2020		

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

Location: O. S Grid Ref: 286 456 50 Stryt Issa, Pen y Cae, Wrexham.
Development: Discharge of conditions 3, 5, 7 and 15 (Materials / Landscaping), 10 (Footway) and 13 (Biosecurity) of P/2018/0925.

I refer to the consultation dated 05/08/2020 in respect of the above.

Condition 10 Construction of 2m wide Footway

The submitted layout plan indicates the construction of a 2m wide footway along the entire site frontage providing a continuous link with the existing footway either side of the access. This requires sections of existing walling to be removed either end of the proposed footway.

An existing highway sign and electrical supply pole will need to be re-located as part of the works. Three dropped kerb vehicular access points will need to be provided to serve the three properties. Aco drains or similar will be required across each access point to intercept private surface water run-off.

Although limited detail has been submitted at this stage, the applicant will be required to enter into a s.38 / 278 agreement with the Council in order to construct the proposed footway. This will require the submission of construction details

Supplementary Notes

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

Note to applicant

The proposed footway 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

A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a horizontal line.

Chief Officer, Environment & Technical