

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0725 **Your Ref:** SG/P/2020/0725
Date: 18th January 2020

TOWN AND COUNTRY PLANNING ACT 1990

CODI 12 FFLATIAU / ERECTION OF 12 APARTMENTS **BONC WEN RHOSLLANNERCHRUGOG WREXHAM LL14 2EE**

Grid Ref: E 329014.68 N 346365.72

I refer to your consultation dated 18/01/2020 in respect of the above and would advise you that we have the following comments;

We would recommend the site plan drawings to be submitted for clarity detailing all radii for the proposed turning head and associated dimensions for footpaths and car park spaces in accordance with the WCBC requirement for road and footway widths. North west existing footpath to be retained, we would expect this to be upgraded to the min 1.8m.

Submission of the road markings layout for both the carpark area and the junction of Bonc Road. Details relating to the car park construction and would request information on the dimensions for car park spaces, gradients and proposals for the surface water runoff.

The existing condition as per RHO/P/2015/0915 are still pertinent to the development as per the submitted document VC0311 R1.2

Conditions

ZJ07 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ09 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ30 TURNING HEAD

044R Prior to first use of the development a suitable turning head shall be constructed to
E07N adoptable standards details of which shall be submitted to and approved in writing
by the Local Planning Authority. The facilities as approved shall thereafter be

permanently retained and kept free of any obstruction, and made available solely for these purposes only.

Notes to Applicant

The proposed scheme 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

Supplementary Notes

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

A handwritten signature in black ink, appearing to be 'R. [unclear]', written in a cursive style.

Chief Officer, Environment & Technical