

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0136 **Your Ref:** MP/P/2020/0136
Date: 26th August 2020

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

Location: O. S Grid Ref: 325 437 Cinders Farm, Cinders, Ruabon, Wrexham.

Development: Application for approval of details reserved by condition imposed under planning permission P/2019/0542 – Condition 7 – Submission of details of a passing place, in addition to the existing one.

I refer to your consultation/email dated 24/08/2020 in respect of the above.

Condition 7 – Submission of details of a passing place, in addition to the existing one.

Planning consent (planning ref: P/2018/0577) has recently been granted for a chicken rearing facility along Cinders Lane which requires improvements to the existing Overton Road / Cinders Lane junction and HGV passing bays along Cinders Lane. These improvements will benefit all users of Cinders Lane. These improvements were requested given the nature of vehicles visiting the site.

Layout Plan (Drg No. SK21685-22)

The additional proposed passing bay is considered suitable to accommodate a typical car. The applicant will be required to enter into a s.278 agreement with the Council in order to construct the proposed passing bay for which an appropriate condition will be required.

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 passing bay 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.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 stylized 'R' followed by a horizontal line.

Chief Officer, Environment & Technical